

When Recorded Return To:
LoanCare, LLC
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

This Document Prepared By:
Jennifer Zak/NTC, 2100 Alt. 19
North, Palm Harbor, FL 34683
(800)346-9152

Loan Number 0039545553

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20050302000098250** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **JOHN J. COTTER JR. AND PATRICIA B. COTTER, HUSBAND AND WIFE** having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST AMERICAN BANK, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 05th day of October in the year 2023.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST AMERICAN BANK, ITS SUCCESSORS AND ASSIGNS



TRACY ROGERS
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

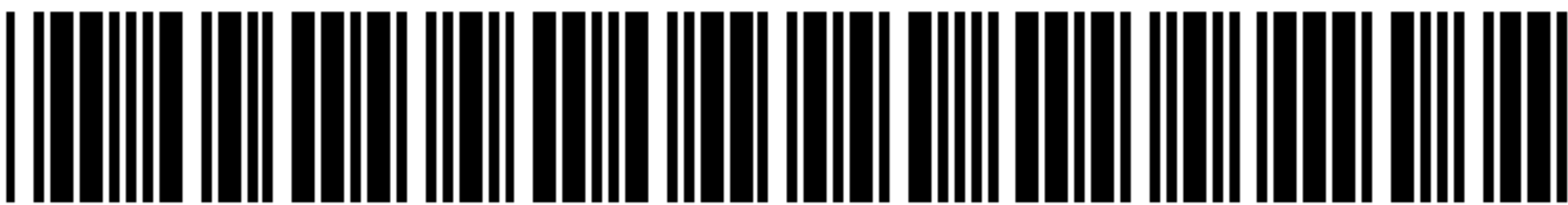
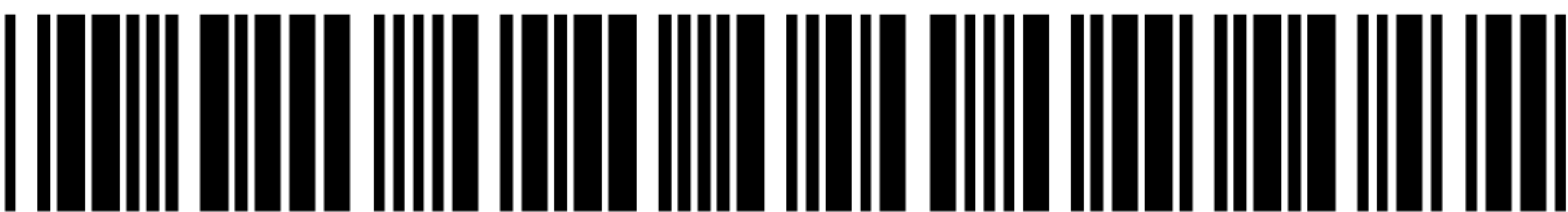
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 05th day of October in the year 2023, by Tracy Rogers as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIRST AMERICAN BANK, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VICKY MCCOY
COMM EXPIRES: 12/18/2026



LC002 439326212 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) NRM MIN
100236900000019708 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T052310-09:09:57 [C-1] ERCNAL1



D0102850175



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2023 03:39:19 PM
\$22.00 PAYGE
20231005000298490

