

When Recorded Return To:
HSBC Technology & Services (USA) INC.
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 7931925

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage Instrument # 20060613000280380 of the records in the offices of the Judge of Probate of SHELBY County, Alabama, from: **RONNIE L HIGGINS AND JAMIE HIGGINS FKA JAMIE SMITH** having been paid in full, said lien is hereby fully released, satisfied, discharged and cancelled.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA), ITS SUCCESSORS AND ASSIGNS has caused its name to be signed on 02 / 13 / 2024 (MM/DD/YYYY)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA), ITS SUCCESSORS AND ASSIGNS

By: Jeffery C. Piscitelli
Jeffery C. Piscitelli
Assistant Vice President

STATE OF NEW YORK
COUNTY OF ERIE

Before me, 02 / 13 / 2024 (MM/DD/YYYY), the undersigned, personally appeared Jeffery C. Piscitelli as Assistant Vice President for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA), ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Monica Rauth
Monica Rauth
Notary Public - STATE OF NEW YORK
Commission Expires: 12/27/2026

MONICA RAUTH
No. 01RA6445676
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 12/27/2026

HSBC1 440302151 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MOPORDERS
MIN 100022407993192524 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 T132402-12:52:48 [C-1] RCNAL1



D0104531019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/14/2024 01:40:02 PM
\$23.00 BRITTANI
20240214000037510

Alvin S. Bayl