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 <u>Instrument # 20060613000280380</u> of the records in the offices of the Judge of Probate of <u>SHELBY</u> County, <u>Alabama</u>, 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 S NOMINEE FOR HSBC MORTGAGE CORPORAT	SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS TON (USA), ITS SUCCESSORS AND ASSIGNS
By: Deffery & Pischelli	
Assistant Vice President	
Jeffery C Piscitelli as MORTGAGE ELECTRONIC REGISTRATION SY NOMINEE FOR HSBC MORTGAGE CORPORATION known to me or proved to me on the basis of satisfactors	YYYYY), the undersigned, personally appeared Assistant Vice President for YSTEMS, INC. (''MERS''), AS MORTGAGEE, AS N (USA), ITS SUCCESSORS AND ASSIGNS, personally Ory evidence to be the individual(s) whose name(s) is (are)
	to me that he/she/they executed the same in his/her/their he instrument, the individual(s), or the person upon behalf
of which the individual(s) acted, executed the instrumen	-
Monica Rauth Notary Public - STATE OF NEW YORK	MONICA RAUTH No. 01RA6445678 Notary Public, State of New York Qualified in Erie County My Commission Expires 12/27/2026
Commission Expires: 12/27/2026	

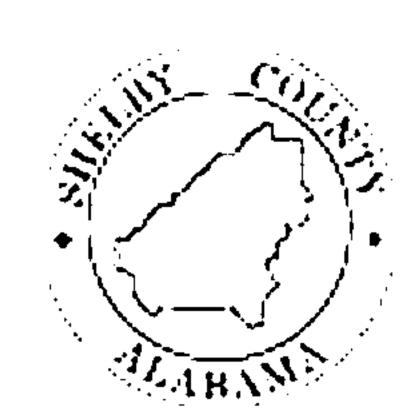
HSBC1 440302151 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MOPORDERS MIN 100022407993192524 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 T132402-12:52:48 [C-1] RCNAL1

20240214000037510





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

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