

RETURN TO & PREPARED BY:

C. Riggsby
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake TX 76092

CORPORATE CANCELLATION AND RELEASE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, hereby acknowledges that the below referenced mortgage has been paid in full and, in consideration thereof, does hereby cancel and discharge said mortgage.

Mortgagor: **JOSHUA GUY BEARD AND KATHERINE RENEE BEARD, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS

Date of Mortgage: 3/31/2021

Note Amount: \$165,340.00

Date Recorded: April 9, 2021

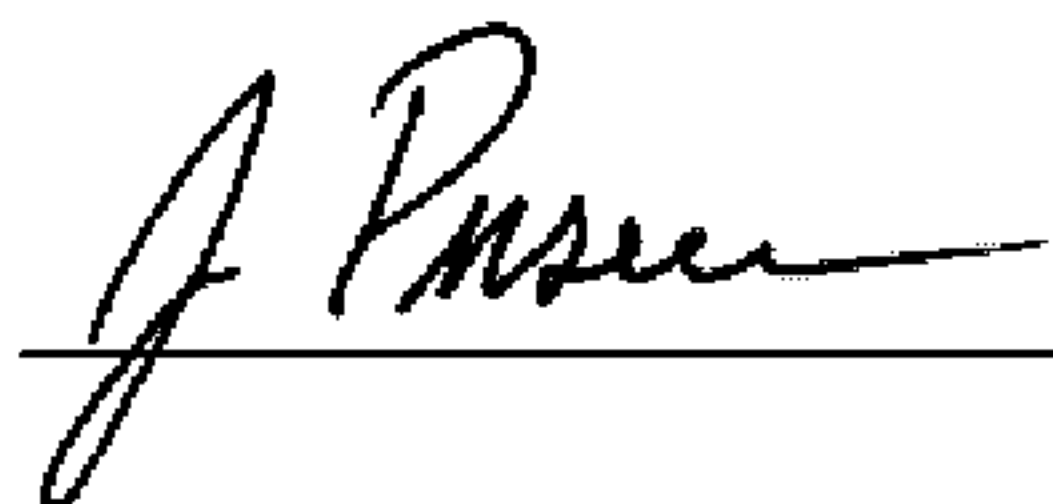
Book/Page/Instrument Number: Instrument # 20210409000179450

Property Address: 117 KENTWOOD LN, ALABASTER, AL 35007

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 03/12/2024.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS

By:



Journie Dawn Pinson, Assistant Secretary



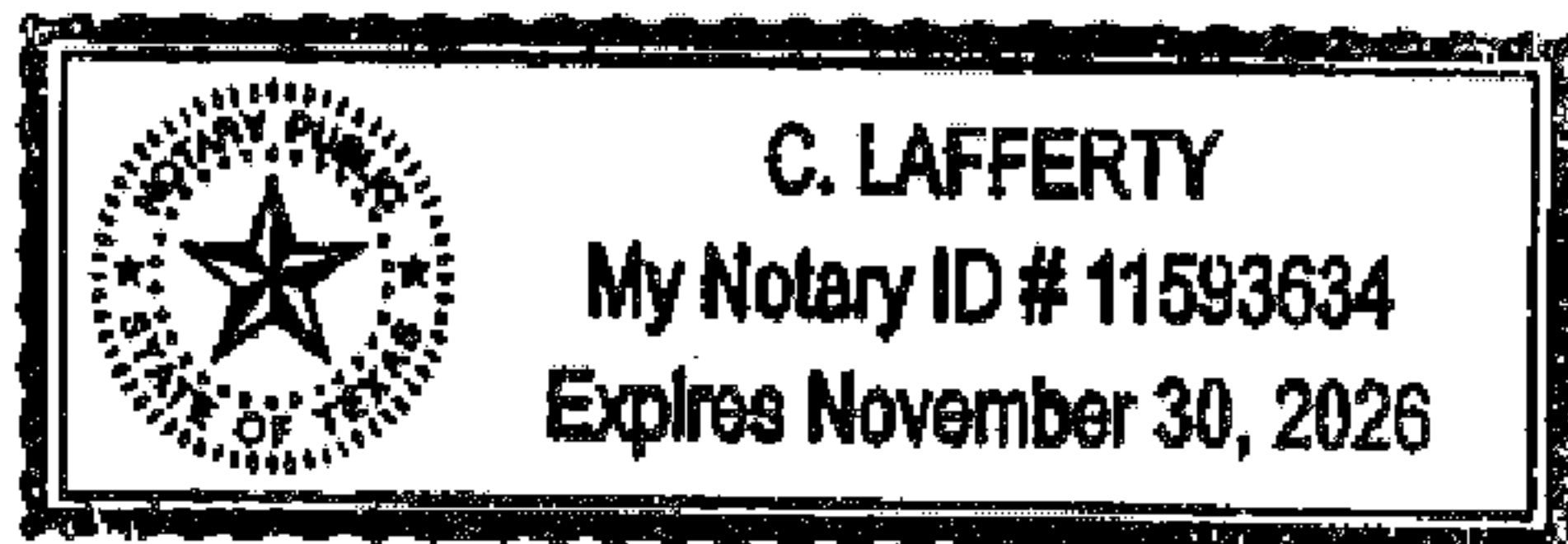
BEARD *24014243*

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State of TX County of Tarrant

I, C. Lafferty, a Notary Public, in and for said County and State, do hereby certify that Journie Dawn Pinson, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS is signed to the foregoing release and cancellation, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date. Given under my hand and seal March 12, 2024.



C. Lafferty

Notary Public, C. Lafferty
My commission expires: November 30, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2024 03:54:37 PM
\$25.00 BRITTANI
20240312000067630

Allie S. Boyd

24014243

4000949306 MIN 100032412212651407 MERS Phone 888-679-6377
AL Shelby CARRINGTON/RELEASE