

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 AEGIS WHOLESALE CORPORATION, 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: **EMILY BAXTER STUDDARD, A SINGLE WOMAN**

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

Date of Mortgage: 3/1/2007

Note Amount: \$59,550.00

Date Recorded: March 16, 2007

Book/Page/Instrument Number: Instrument # 20070316000119690

Property Address: 197 WILD TIMBER PARKWAY, PELHAM, AL 35124

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AEGIS WHOLESALE CORPORATION, ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 04/07/2025.

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

By:



Journie Dawn Pinson, Vice President

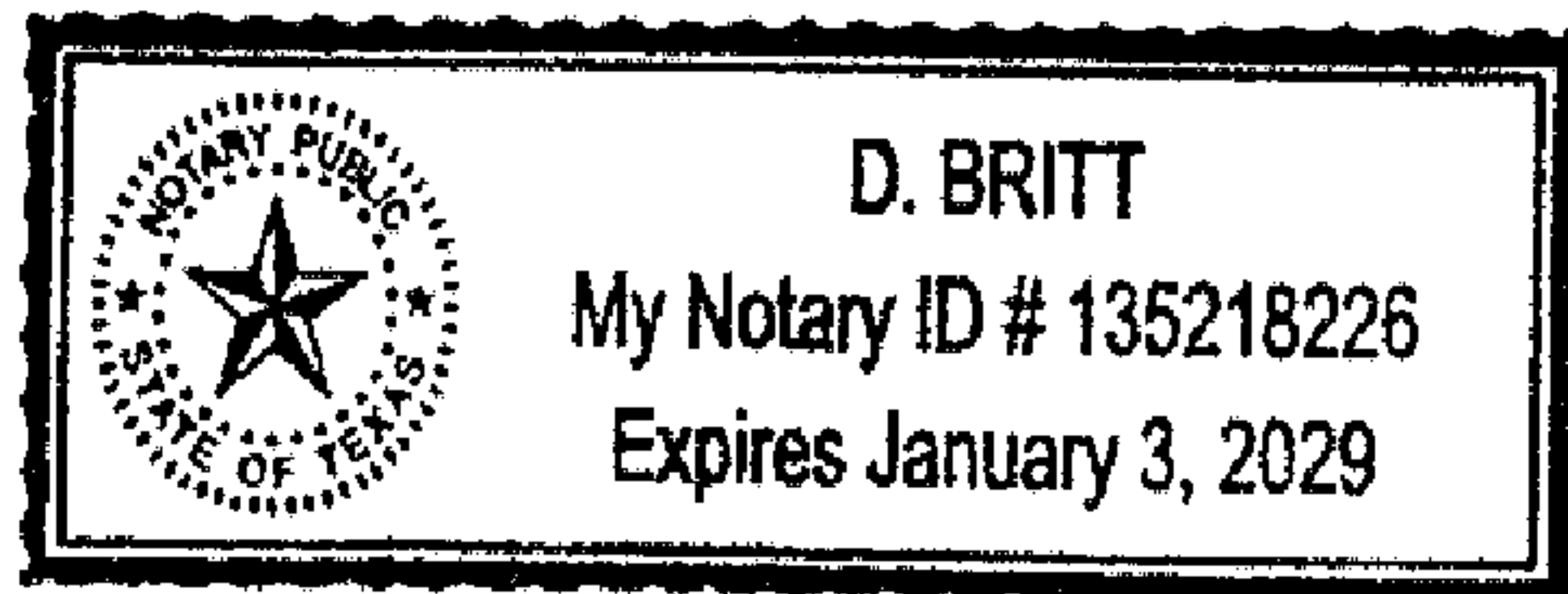


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State of TX County of Tarrant

I, D. Britt, a Notary Public, in and for said County and State, do hereby certify that Journie Dawn Pinson, Vice President, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AEGIS WHOLESALE CORPORATION, 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 April 7, 2025.



D. Britt

Notary Public, D. Britt
My commission expires: January 3, 2029



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2025 12:15:05 PM
\$25.00 JOANN
20250407000102940

Allie S. Bayl

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2456153 MIN 100053030011034304 MERS Phone 888-679-6377
AL Shelby FCMC/MTGREL/NOCOL