

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

This Document Prepared By:
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North, Palm Harbor, FL 34683
(800)346-9152

Loan Number 0194961777

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20240930000303800** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **ELIZABETH NEAL COHEN AND ALAN M COHEN, WIFE AND HUSBAND, AS JOINT TENANTS** 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 UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 10th day of April in the year 2025.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS



ALAN BAKER
VICE PRESIDENT

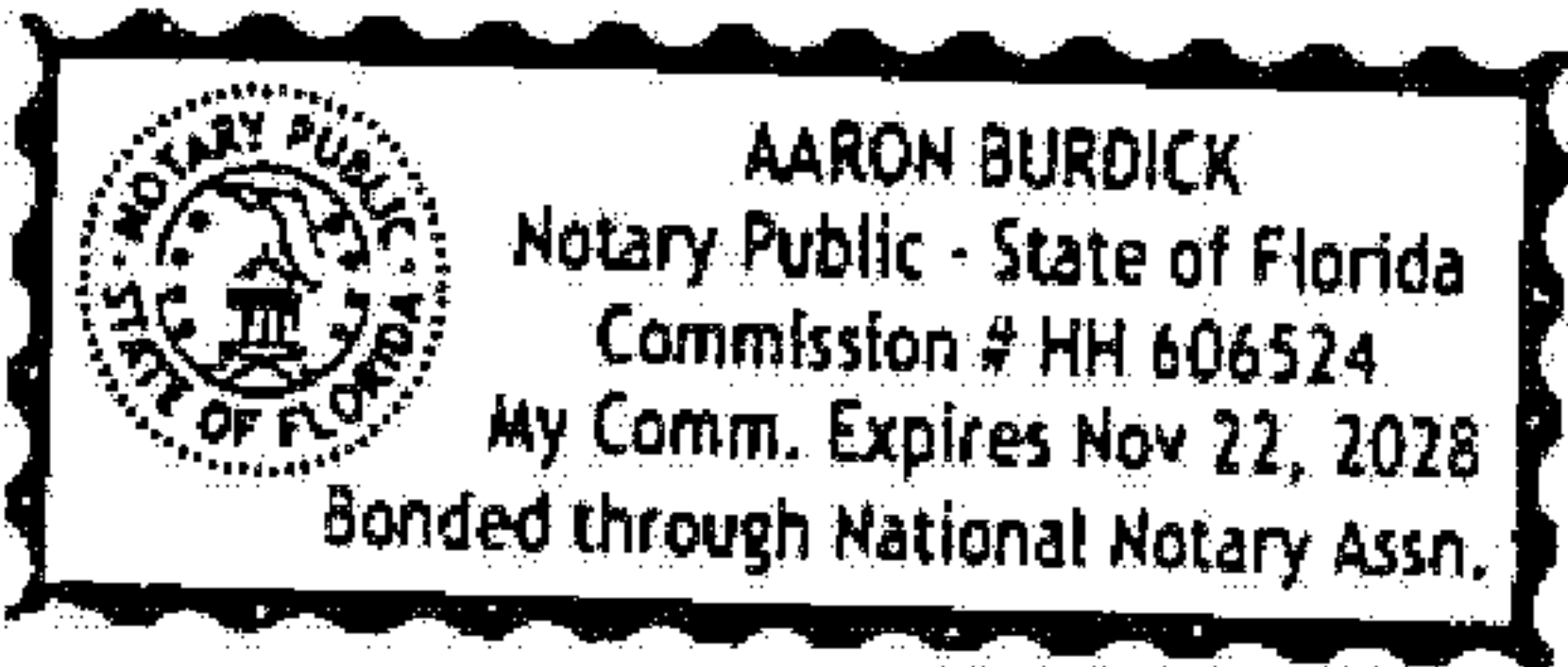
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 10th day of April in the year 2025, by Alan Baker as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, 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.



AARON BURDICK
COMM EXPIRES: 11/22/2028



CENRC 444535737 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) UNITED WHOLESALE MOR MIN 100032412246378712 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T102504-12:28:14 [C-1] ERCNAL1



D0112695610



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2025 08:18:21 AM
\$22.00 BRITTANI
20250410000106380

