

When Recorded Return To:
Wells Fargo Home Mortgage
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 0595926841

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20190628000230910** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **MCDOWELL D PINCKARD AND ANDREA D PINCKARD, HUSBAND AND WIFE** 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 AVADIAN CREDIT UNION, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 30th day of July in the year 2025.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AVADIAN CREDIT UNION, ITS SUCCESSORS AND ASSIGNS



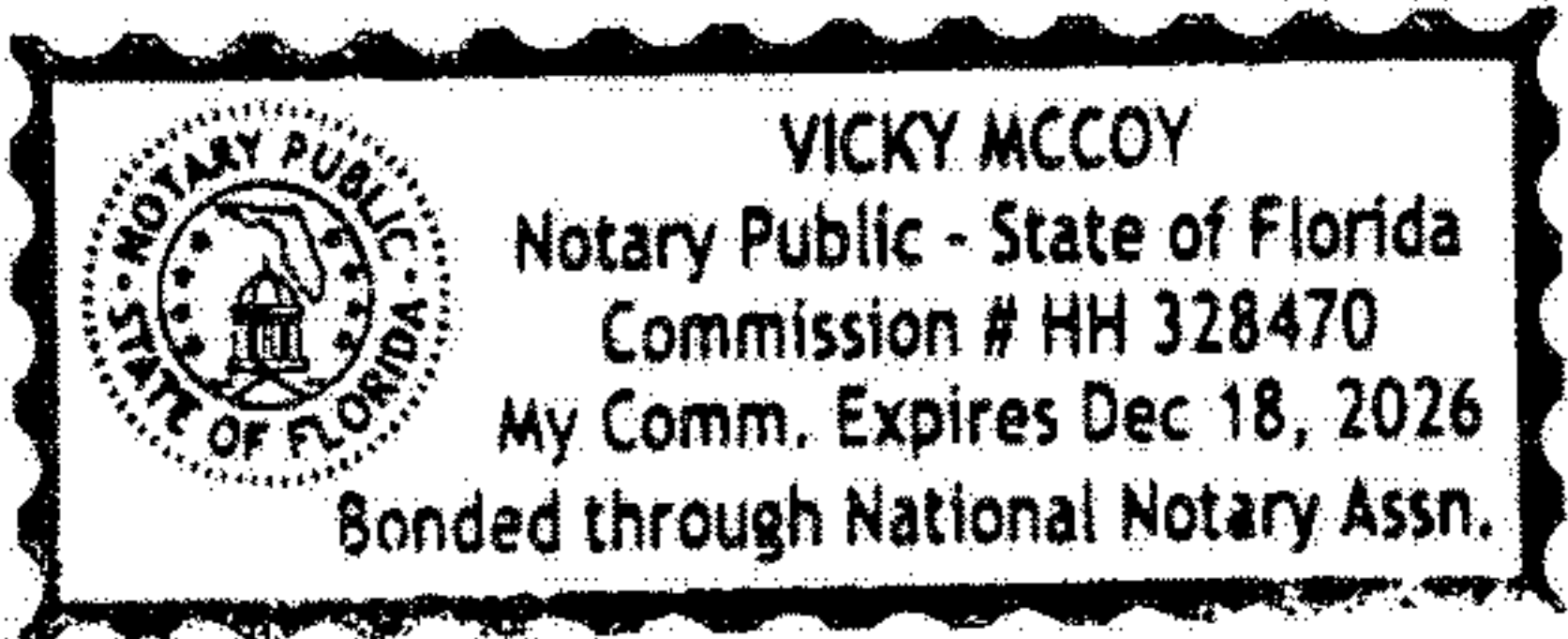
LAUREN ASTLE
VICE PRESIDENT

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

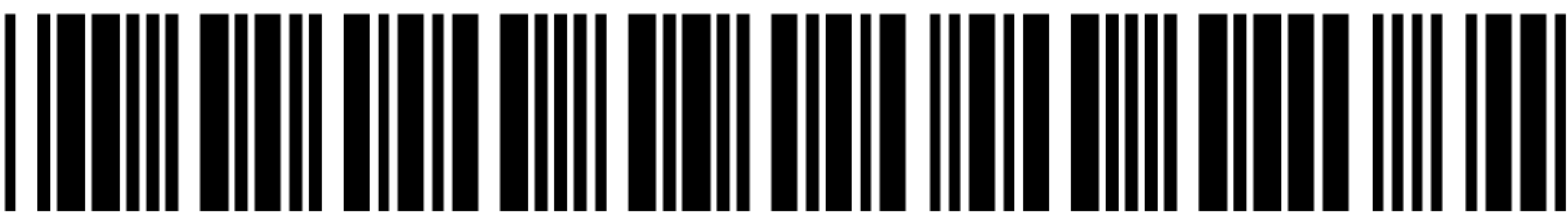
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 30th day of July in the year 2025, by Lauren Astle as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AVADIAN CREDIT UNION, 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.


VICKY MCCOY
COMM EXPIRES: 12/18/2026



WFHRC 446442643 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MSP PIF
MIN 101345619053100027 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T302507-01:11:13 [C-1] ERCNAL1



D0115923298



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2025 08:45:37 AM
\$22.00 PAYGE
20250804000235940

