

When Recorded Return To:  
RoundPoint Mortgage Servicing LLC  
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

Reference #: 2012915704

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20220323000119010** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **JAMES L BEARDEN AND JENNIFER L BEARDEN, FOR AND DURING JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE** 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 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 05th day of August in the year 2025**. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS SUCCESSORS AND ASSIGNS

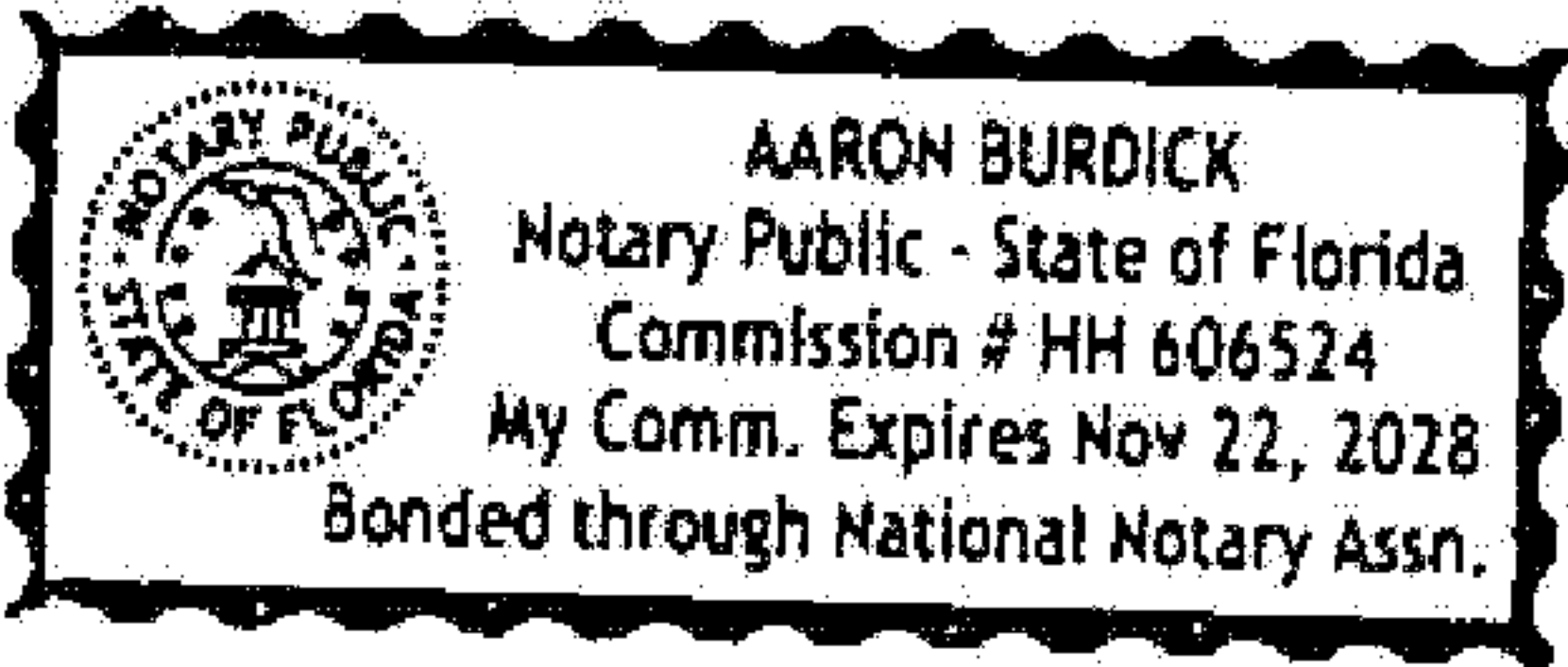
  
CASEY COCHRAN  
VICE PRESIDENT

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

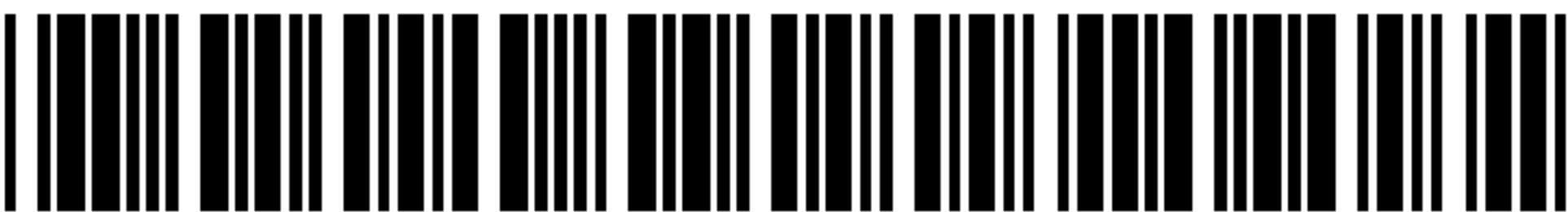
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 05th day of August in the year 2025, by Casey Cochran as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, 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



RPMLR 446444729 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100397204314600476 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T052508-02:27:59 [C-1] ERCNAL1



\*D0116166406\*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/05/2025 01:01:57 PM  
\$23.00 BRITTANI  
20250805000238960

