

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 CARRINGTON MORTGAGE SERVICES, 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: **MARGARET T CARSTENSEN AND MATTHEW STAGGS, WIFE AND HUSBAND, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**

Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC ITS SUCCESSORS AND ASSIGNS

Date of Mortgage: 1/14/2022

Note Amount: \$96,000.00

Date Recorded: February 9, 2022

Book/Page/Instrument Number: Instrument # 20220209000058300

Property Address: 2042 VILLAGE LANE, CALERA, AL 35040

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 11/20/2025.

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

By:



Journie Dawn Pinson, Assistant Secretary



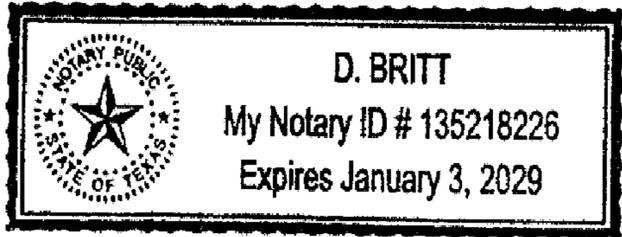
CARSTENSEN \*25067339\*

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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, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, 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 November 20, 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  
11/20/2025 01:54:12 PM  
\$25.00 JOANN  
20251120000356730

*Allie S. Bayal*