

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 0605844919

**CORPORATE CANCELLATION AND RELEASE**

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20201007000455970** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **SCOTT A SCHWARTZ AND SUSAN S SCHWARTZ, 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 09th day of December in the year 2025. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR AVADIAN CREDIT UNION, ITS SUCCESSORS AND ASSIGNS**

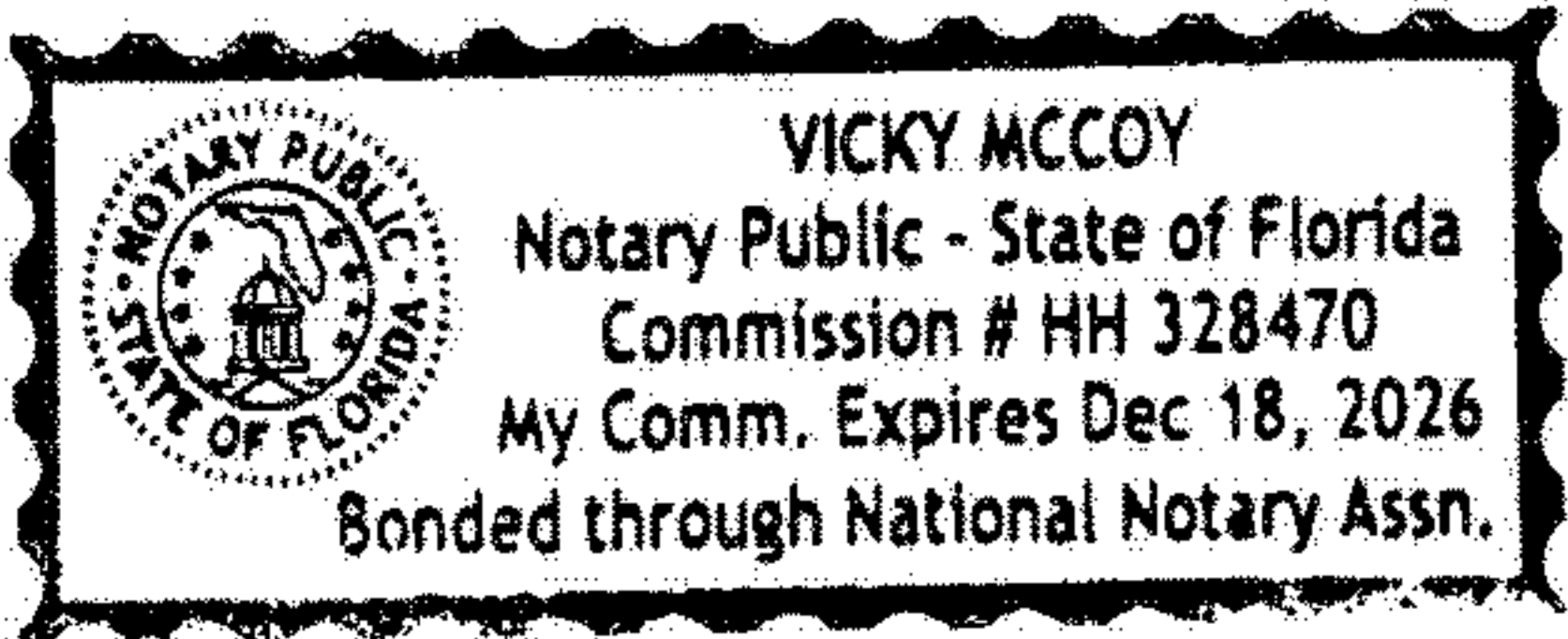
  
\_\_\_\_\_  
**MICHAEL PHILBERT**  
**VICE PRESIDENT**

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

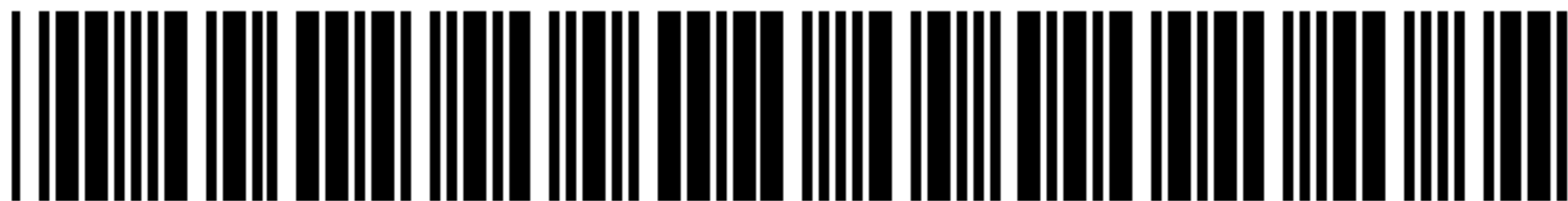
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 09th day of December in the year 2025, by Michael Philbert 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 448897429 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MSP PIF  
MIN 101345620080500031 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T092512-01:11:32 [C-1] ERCNAL1



\*D0120394933\*



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/10/2025 08:10:50 AM**  
**\$22.00 BRITTANI**  
**20251210000377170**

*Brittani S. Bayl*