

When Recorded Return To:  
Shellpoint Mortgage Servicing  
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**

### CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20071023000491190** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **JAMES S TOLBERT** 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 COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 18th day of December in the year 2025**.  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS**

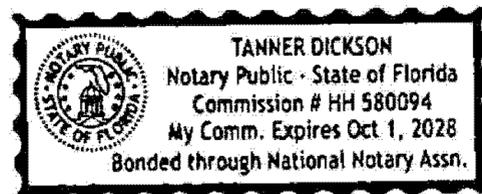
  
\_\_\_\_\_  
**ANGELA PAVAO**  
**VICE PRESIDENT**

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 18th day of December in the year 2025, by Angela Pavao as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE BANK, FSB, 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.

  
\_\_\_\_\_  
**TANNER DICKSON**  
**COMM EXPIRES: 10/01/2028**



SPTRC 448918355 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100133700025299317 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T182512-08:34:52 [C-1] ERCNAL1



\*D0120749413\*



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/19/2025 08:36:48 AM**  
**\$22.00 KELSEY**  
**20251219000388110**

*Allie S. Boyd*