

When Recorded Return To:
HSBC Technology & Services (USA) INC.
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 0998092

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

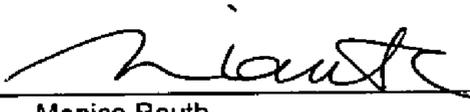
The debt secured by Mortgage recorded in Real Property Mortgage Instrument # 20030213000091500 of the records in the offices of the Judge of Probate of SHELBY County, Alabama, from: JOEY B SCROGGINS AND MELISSA J SCROGGINS having been paid in full, said lien is hereby fully released, satisfied, discharged and cancelled.

IN WITNESS WHEREOF, HSBC MORTGAGE CORPORATION (USA) has caused its name to be signed on 03 / 18 / 2026 (MM/DD/YYYY).
HSBC MORTGAGE CORPORATION (USA)

By: 
BethAnn Ubaldini
Assistant Vice President

STATE OF NEW YORK
COUNTY OF ERIE

Before me, 03 / 18 / 2026 (MM/DD/YYYY), the undersigned, personally appeared BethAnn Ubaldini as Assistant Vice President for HSBC MORTGAGE CORPORATION (USA), personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Monica Rauth
Notary Public - STATE OF NEW YORK
Commission Expires: 12/27/2026

MONICA RAUTH
No. 01RA8445878
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 12/27/2026

HSBC1 450284153 MOPORDERS T172603-04:52:48 [C-1] RCNAL1



D0124167806



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2026 02:27:34 PM
\$22.00 KELSEY
20260319000080120

Allie S. Boyd