

20200304000085520
03/04/2020 10:27:11 AM
ASSUMAGR 1/6

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

After Recording Mail To:

National Link
1000 Commerce Drive
Suite 300
Pittsburgh, PA 15275

Order# 100464807

Prepared By:

Tiara Green
PNC Mortgage a division of
PNC Bank, N.A.
3232 Newmark Drive
Miamisburg, OH 45342

Loan Assumption and Assignment of Escrow
Agreement
DOCUMENT TITLE

***Loan Assumption and Assignment of
Escrow Agreement
(With Release of Liability)***



Name of Applicant(s): DANIEL T. CARRE

Date: February 10, 2020

Loan #: 8000609334

Lender: PNC Bank, NA
3232 Newmark Drive, Miamisburg, OH 45342

Property Address: 2813 LAKEWOOD TRACE, BIRMINGHAM, AL 35242

In consideration of the mutual agreements of Purchaser and Seller as set forth below, and on condition that the lien of the mortgage referenced below is a valid, first lien on the property and that the execution of this agreement will not impair the lien of the mortgage, the parties agree as follows:

Assumption, Agreement of Purchaser(s):

For value received, I (we), the undersigned purchaser(s), do hereby assume and agree to pay the Mortgagee, its successors or assigns, the principal balance due as set forth below, under the mortgage above described, and all accrued interest thereon, at the time, in the manner and in all respects as provided in the note secured by said mortgage. All payments for whatever purpose under the said mortgage shall be made to PNC Bank, NA, as Mortgagee, or as the correspondent of or duly authorized servicer for the Mortgagee. I (we) further agree that the current status of the loan we are assuming is:

Principal Balance:	\$271,471.96
Interest Rate:	3.625%
Amount of Monthly Payment:	1757.26
Next Payment Due Date:	March 1, 2020

I (we) do further covenant and agree to fully perform each and all of the covenants, agreements and obligations under the said mortgage and note on the part of the Mortgagor(s) to be performed, in the manner and the same extent as if I (we) had originally executed the said mortgage and note. The term "mortgage" as used herein shall include any mortgage deed, deed of trust, loan deed, or any other security instrument.

**Loan Assumption and Assignment of
Escrow Agreement
(With Release of Liability)**



Acknowledgement

I/We acknowledge receipt and understanding of this disclosure.

Daniel T. Carre

2-20-2020

Applicant: DANIEL T. CARRE

Date

Applicant:

Date

Applicant:

Date

Applicant:

Date

STATE OF ALABAMA)

) SS:

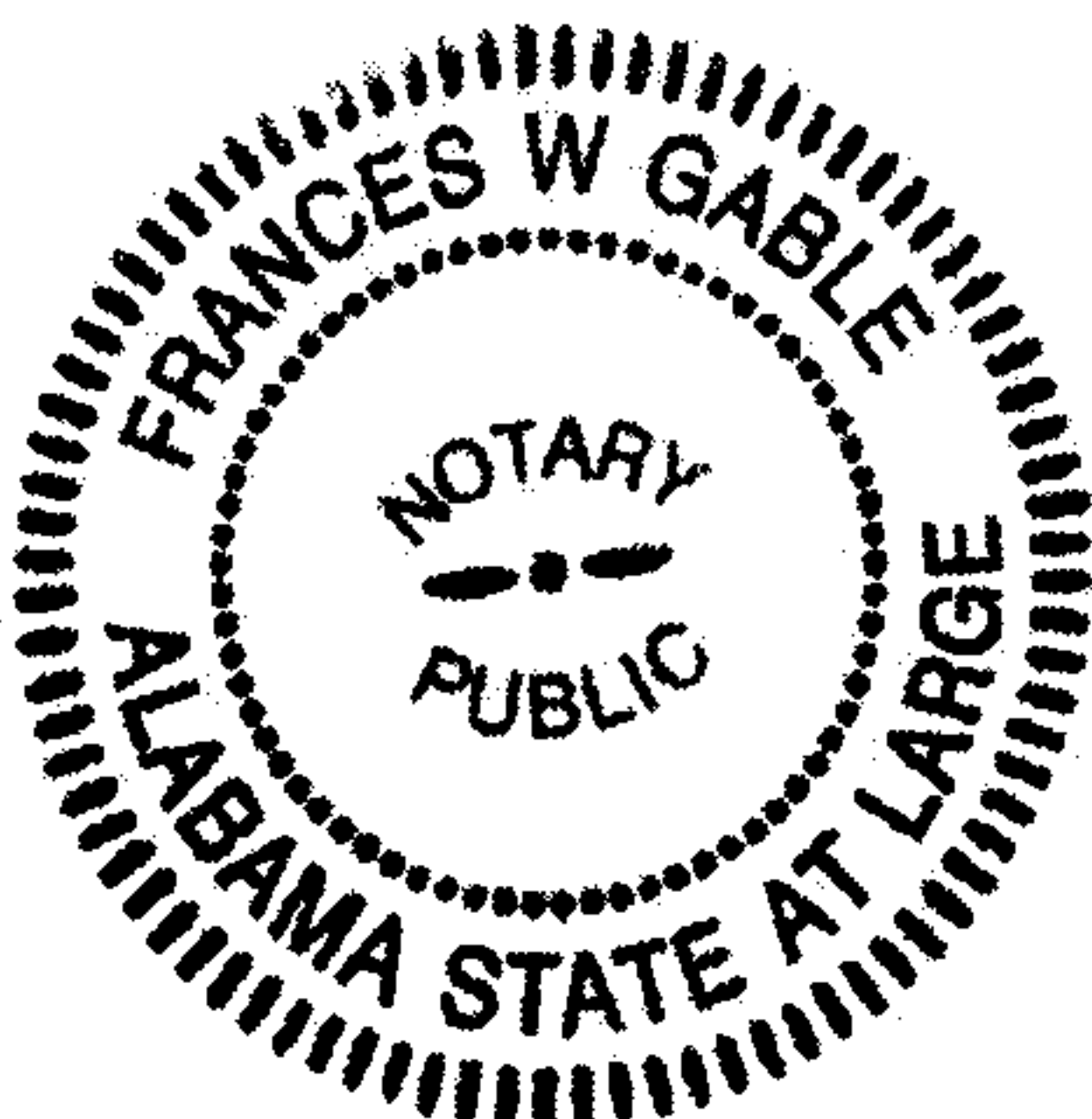
COUNTY OF SHELBY)

I, Frances W. Gable, a Notary Public in and for said county and state, do hereby certify that

DANIEL T. CARRE

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20 day of February 2020



Frances W. Gable

NOTARY PUBLIC

My commission expires April 29, 2023

Loan Assumption and Assignment of Escrow Agreement (With Release of Liability)



Agreement of Mortgagor(s)

I (we), the undersigned Mortgagor(s), do hereby represent and warrant that the lien of the aforesaid mortgage held by Mortgagee is a first, valid and subsisting lien on the real property described in said mortgage; that the execution and delivery of this assumption agreement by the Purchaser(s) will not impair the lien of said mortgage; that the Mortgagor(s) have not done or suffered anything to be done that would adversely affect the priority, validity, or enforceability of the mortgage, or value of the Mortgagee's security.

I (we) do hereby assign to the Purchaser any and all interest whatsoever in any moneys heretofore or hereafter deposited with PNC Bank, NA for any purpose including, but without limitation to, the payment of real estate taxes and assessments, and hazard insurance premiums, if any.

It is understood that the liability of STACIE R. CARRE, under the said Mortgage and Note secured thereby shall be released by the Mortgagee, PNC Bank, NA at such time as DANIEL T. CARRE, , assumes loan number 8000609334, and that a copy of this Release of Liability shall take effect with receipt of all required documents and fees necessary to complete the transaction.

Date 2-20-2020

Seller

Stacie R. Carre
STACIE R. CARRE

Seller

STATE OF ALABAMA)

) SS:

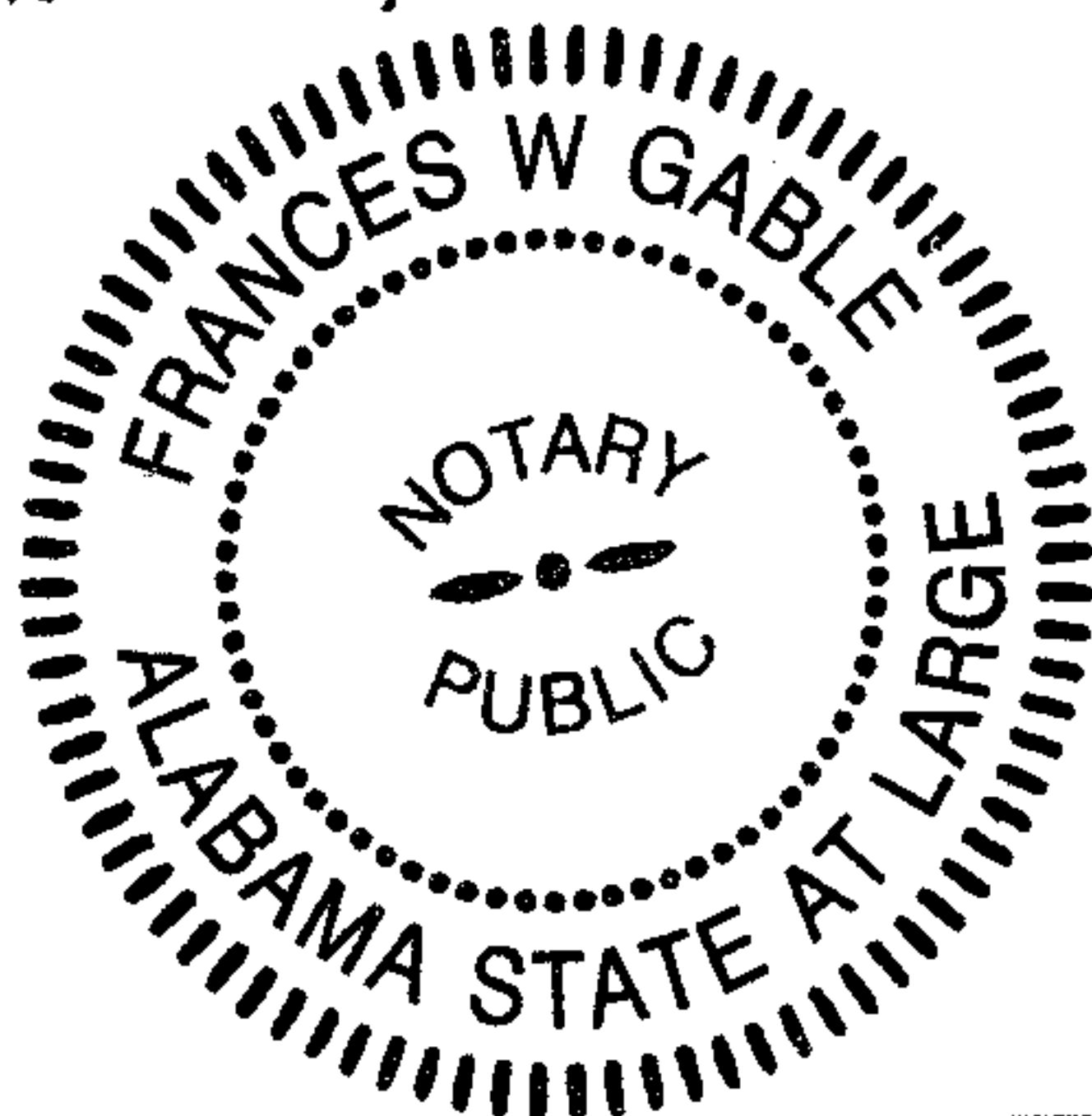
COUNTY OF SHELBY)

I, Frances W. Gable, a Notary Public in and for said county and state, do hereby certify that

STACIE R. CARRE

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20 day of February 2020



Frances W. Gable

NOTARY PUBLIC

My commission expires April 29, 2023

Order Number 100464807

EXCEPTIONS: MORTGAGES / DEEDS OF TRUST

1. A mortgage to secure an indebtedness as shown below, and any other obligations secured thereby

Amount : \$47,750.00
Dated : 8/20/2018
Mortgagor : DANIEL CARRE AND STACIE CARRE
Mortgagee : PNC BANK, NATIONAL ASSOCIATION
Recorded : 9/5/2018
Instr No. : 20180905000317960
of Official Records

2. A mortgage to secure an indebtedness as shown below, and any other obligations secured thereby

Amount : \$310,500.00
Dated : 5/15/2015
Mortgagor : DANIEL CARRE AND STACIE CARRE
Mortgagee : PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION
Recorded : 6/1/2015
Instr No. : 20150601000181510
of Official Records

Loan # : 0

Exhibit A

LEGAL DESCRIPTION

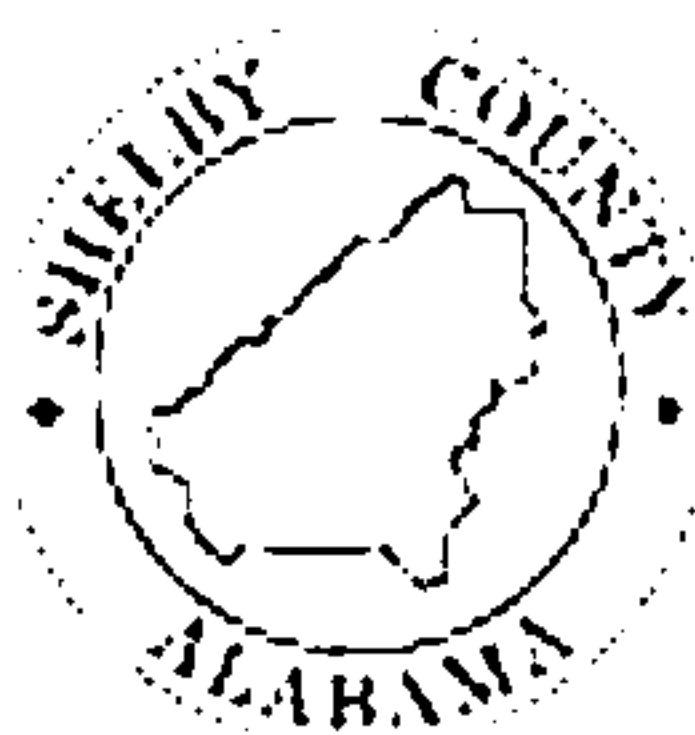
The following described property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 1, BLOCK 4, ACCORDING TO THE SURVEY OF ALTADENA WOODS, FIRST SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 104 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM DEWEY EUGENE SEXTON AND ELIZABETH OWENS SEXTON, AS TRUSTEES FOR THE DESTON FAMILY TRUST BY DEED DATED JULY 5, 2002 AND RECORDED AUGUST 6, 2002 IN INSTRUMENT NO. TO DANIEL CARRE AND STACIE CARRE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS DESCRIBED IN WARRANTY DEED, INST# 20150601000181500, DATED 5/15/2015, RECORDED 6/1/2015, IN SHELBY COUNTY RECORDS.

Assessor's Parcel No: 10 2 04 0 004 056.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2020 10:27:11 AM
\$38.00 CHERRY
20200304000085520

Allen S. Bayl