

Recording Requested By:  
M&T Bank

20220722000288040  
07/22/2022 11:27:22 AM  
REL 1/1

When Recorded Return To:

Lien Release Dept  
M&T Bank  
4th Floor - Lien Release Dept.  
PO BOX 5178  
Buffalo, NY 14240

**RELEASE OF MORTGAGE**

M&T Bank#: 0052954435 "HUCKABY," Q95/966 0226815052 214003704 000004150 Shelby, Alabama

**MIN #:100085600028916123 SIS #: 1-888-679-6377**

KNOW ALL MEN BY THESE PRESENTS, that LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT, hereinafter referred to as the Mortgagee, DOES HEREBY CERTIFY, that a certain Mortgage made and executed by CARRIE L HUCKABY, AN UNMARRIED WOMAN to secure payment of the principal sum of \$144,827.00 plus interest, originally to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR SYNOVUS MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, in the County of Shelby, and the State of Alabama, Dated: 10-30-2009 Recorded: 11-02-2009 as Instrument No. 20091102000409160, Book/Reel/Liber N/A, Page/Folio N/A, is now Paid and Satisfied, and is therefore discharged. -LOAN MODIFICATION AGREEMENT Dated: 12-05-2015 Recorded: 04-13-2016 as Instrument No. 20160413000121460, Book/Reel/Liber N/A, Page/Folio N/A, between CARRIE L HUCKABY, JOINED BY NON-OBLIGOR OWNER/NON-OBLIGOR SPOUSE(S) DARREL G. TUBBS, (SIGNING SOLELY IN CONNECTION WITH ANY INTEREST HELD IN THE PROPERTY AS DEFINED BELOW) and LAKEVIEW LOAN SERVICING, LLC in the amount of \$137,132.94

-LOAN MODIFICATION AGREEMENT Dated: 06-11-2020 Recorded: 07-30-2020 as Instrument No. 20200730000320350, Book/Reel/Liber N/A, Page/Folio N/A, between CARRIE TUBBS AND DARREL G TUBBS and LAKEVIEW LOAN SERVICING, LLC BY ITS ATTORNEY-IN-FACT M&T BANK in the amount of \$135,426.06

In all references in this instrument to any party, the use of a particular gender or number is intended to include the appropriate gender or number as the case may be.

IN WITNESS WHEREOF, the said Mortgagee has set his hand and has caused these presents to be signed by its duly authorized officer(s).

LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT  
POA: 2/22/2017 in Instrument No.: 20170222000062950  
On July 22nd, 2022

By:   
Alan Myers, Vice President

STATE OF New York  
COUNTY OF Erie

On the 22nd day of July in the year 2022 before me, the undersigned, personally appeared Alan Myers, Vice President of LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT, 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.

WITNESS my hand and official seal,



Regina D. Brundage  
Notary Public State of New York  
Notary Expires: 4/15/2025 #01BR6279617  
Qualified in Erie County

**REGINA D BRUNDAGE**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01BR6279617**  
**Qualified in Erie County**  
**My Commission Expires 04-15-2025**

Prepared By: Gloria J. Dishman, M&T Bank 1 Fountain Plaza, 4th Floor Buffalo, NY, 14203 (800) 724-2224



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/22/2022 11:27:22 AM**  
**\$25.00 JOANN**  
**20220722000288040**

