

20140605000170890
06/05/2014 03:59:52 PM
DEEDS 1/3

Send Tax Notice To: **DEEDS 1/3**
Roger Bittinger
4078 Lake Valley Drive
Hooks Mill 35044

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Attorney For Cartus Financial Corporation
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209
(205) 871-1440 Cartus File #2424516

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of
DOLLARS (\$ 194,825.00), and other good and valuable consideration, this day in hand paid to the
undersigned **Cartus Financial Corporation**, a Delaware Corporation, (herein referred to as
GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant,
bargain, sell and convey unto the **GRANTEE**S,

Lot 63-A, according to the Survey of Southlake Townhomes, First Addition, being a Resurvey of Part of Lot 44, Lots 45 thru 64, and acreage, Southlake Townhomes, as recorded in Map Book 13, Page 32, in the Probate Office of Shelby County, Alabama.

Deed Effective Date: June 2, 2014

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 109,825.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEEES herein shall take as tenants in common, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantees.

Cartus Financial Corporation, a Delaware
Corporation

By: 
Name: Kevin George
Its: Assistant Vice President

STATE OF New Jersey)
COUNTY OF Burlington)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
Kevin George whose name as Assistant Vice President of Cartus Financial Corporation, a
Delaware Corporation., is signed to the foregoing conveyance and who is known to me, acknowledged
before me on this day that, being informed of the contents, as such and with
such authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of

May 2014
Alfred W. Deterding III

NOTARY PUBLIC

My Commission Expires: _____



Alfred W. Deterding III
Commission #2418505
Notary Public, State of New Jersey
My Commission Expires:
March 16, 2017

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cartus Financial Corp.
 Mailing Address 40 Apple Ridge Road
Danbury, CT 06810

Grantee's Name Roger Bittinger
 Mailing Address 4678 Lake Valley Drive
Hoover, AL 35244

Property Address 4678 Lake Valley Drive
Hoover, AL 35244

Date of Sale 6/4/14
 Total Purchase Price \$ 194825.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

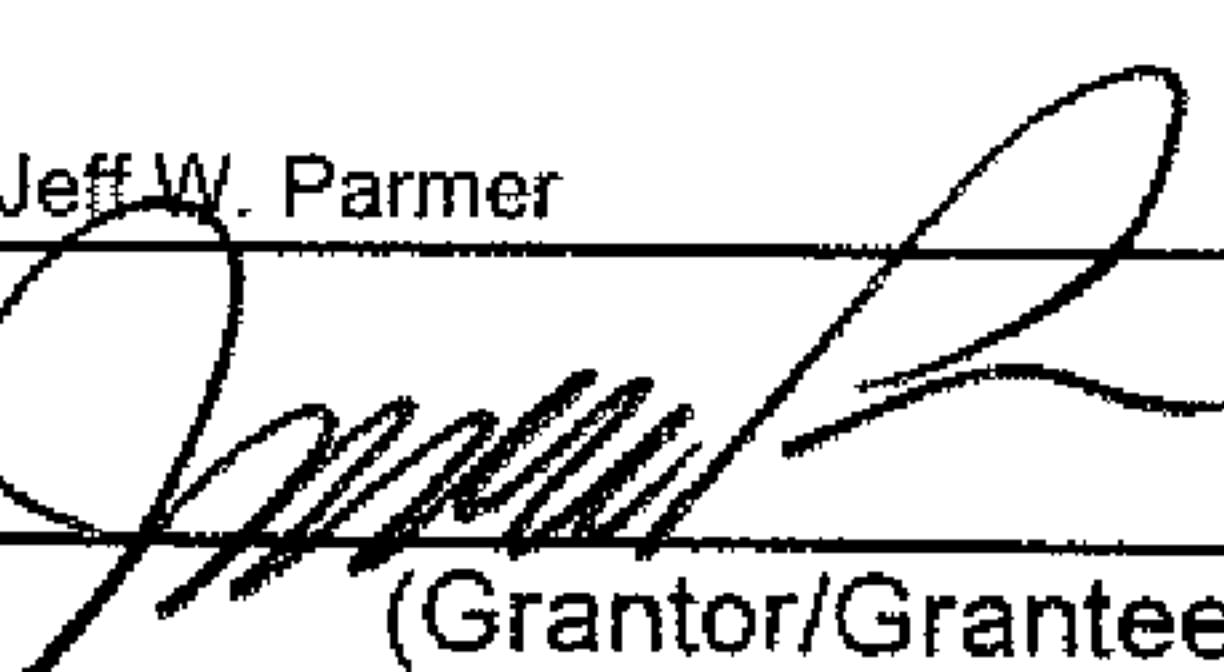
Date 6/5/14

Print Jeff W. Parmer

____ Unattested

Sign

(verified by)


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/05/2014 03:59:52 PM
 \$105.00 KELLY
 20140605000170890

