

Send Tax Notice To:

Roger Bittinger

4678 Lake Valley Drive
Hoover, AL 35244

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 GRANTEES,
Roger Bittinger (hereinafter referred to as
GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County
of Shelby, State of Alabama, to-wit:

**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 GRANTEES, 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 GRANTEES 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 GRANTEES 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the _____ day of
_____, 20____.

Cartus Financial Corporation, a Delaware Corporation

By: [Signature]
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 the 29 day of

May 2014.
[Signature]
NOTARY PUBLIC
My Commission Expires: _____



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

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

(verified by)

Sign 

(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

