

AL-191200185

This instrument was prepared by:

Victor Kang
Rubin Lublin AL, LLC
200 Clinton Ave. West, Suite 406
Huntsville, AL, 35801

Send Tax Notices To:

Kathy Lynn Bittle
6312 Highway 85
Vincent, AL 35178

20200115000020510
01/15/2020 10:58:12 AM
DEEDS 1/4

Return to:

Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

THE STATE OF New York
Erie COUNTY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 45,600.00 Dollars, to the undersigned grantor(s), **Lakeview Loan Servicing, LLC** in hand paid by **Kathy Lynn Bittle**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Kathy Lynn Bittle, a married woman**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Kathy Lynn Bittle, a married woman** and his/her/their heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 04/17/2019 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

AL-19120018S

In Witness Whereof, we have hereunto set our hands and seals, this 6 day of January, 2020

Lakeview Loan Servicing, LLC

M&T Bank, as attorney in fact

By: Kimberly Dutchess

Printed Name: Kimberly Dutchess

Title: Banking Officer of M&T Bank, as attorney in fact for Lakeview Loan Servicing, LLC

The State of New York

Erie County

I, Jennifer L Fisher Notary Public in and for said County, in said State, hereby certify that Kimberly Dutchess whose name as Banking Officer of M&T Bank as attorney in fact for Lakeview Loan Servicing, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney in fact as aforesaid.

Given under my hand this the 6 day of January, 2020

JAF
Notary Public

JENNIFER L. FISHER
NOTARY PUBLIC STATE OF NEW YORK
ORLEANS
LIC. #01FI6376127
COMM. EXP. 06/04/2022

AL-19120018S

20200115000020510 01/15/2020 10:58:12 AM DEEDS 3/4
EXHIBIT "A"

Lots 1 and 10, Block 1, according to Pine Hills Subdivision, Vincent, Alabama, made by James L. Ray, Jr., Civil Engineer on October 28, 1959, which said Subdivision Map is recorded in Map Book 4, Page 45 in the Probate Office of Shelby County, Alabama.

AL-191200185

Real Estate Sales Validation Form

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

Grantor's Name:	Lakeview Loan Servicing, LLC	Grantee's Name:	Kathy Lynn Bittle
Mailing Address:	4425 Ponce De Leon Blvd., Mailstop MS5/251 Coral Gables, FL 33146	Mailing Address:	6312 Highway 85 Vincent, AL 35178
Property Address:	22 LEE LN Vincent, AL 35178	Date of Sale:	1/14/20
		Total Purchase Price:	45,600.00

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	☐ Appraisal
☒ Sales Contract	☐ Other _____
☐ Closing Statement	

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. 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: 1/15/20

Print: Kendra Martin

Unattested

(verified by)

Sign: K. Martin
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2020 10:58:12 AM
\$77.00 CHERRY
20200115000020510

Alicia S. Boyd