

SEND TAX NOTICE TO:
Lakeview Loan Servicing LLC
1 Fountain Plaza 7th Floor
Buffalo, NY 14203
TB File No.: 21-06605

20220210000060130
02/10/2022 01:42:54 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, May 12, 2016, Kevin Caliva, a married person, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in Instrument Number 20160516000166710 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Lakeview Loan Servicing LLC by instrument recorded in Instrument No. 20190422000131530 in the aforesaid Probate Office (hereafter "Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby, County Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Lakeview Loan Servicing LLC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said

20220210000060130 02/10/2022 01:42:54 PM FCDEEDS 2/4
mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in
Shelby County, Alabama, in its issues of January 2, 2022, January 9, 2022 and January 16, 2022; and

WHEREAS, on February 4, 2022, the day on which the foreclosure was due to be held under the
terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Lakeview
Loan Servicing LLC did offer for sale and sell at public outcry in front of the Courthouse door in
Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Lakeview Loan Servicing LLC was the highest bidder and best bidder in the amount
of One Hundred Seventy-Three Thousand Five Hundred Sixteen And 93/100 Dollars (\$173,516.93) on
the indebtedness secured by said mortgage, the said Lakeview Loan Servicing LLC, by and through
Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and
convey unto Lakeview Loan Servicing LLC all of its right, title, and interest in and to the following
described property situated in Shelby, County, Alabama, to-wit:


Lot 98, according to the Survey of The Reserve at Timberline, as recorded in Map Book
34, Page 117, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Lakeview Loan Servicing LLC,
forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of
those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded
mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way,
and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Lakeview Loan Servicing LLC, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 8th day of February, 2022

Lakeview Loan Servicing LLC

By: Tiffany & Bosco, P.A.
Its: Attorney

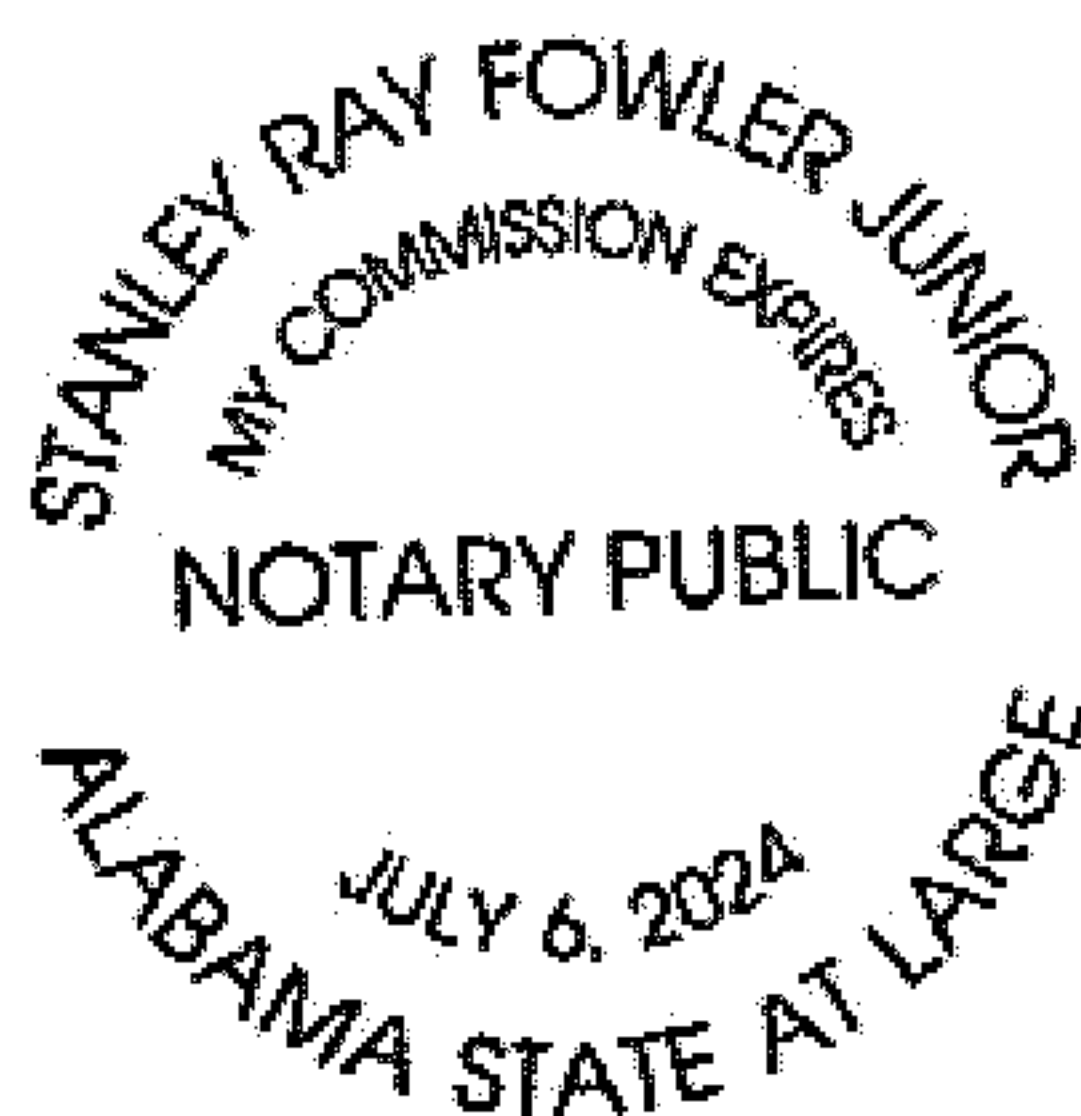
By: 
Ginny Rutledge, Esq.

STATE OF ALABAMA)

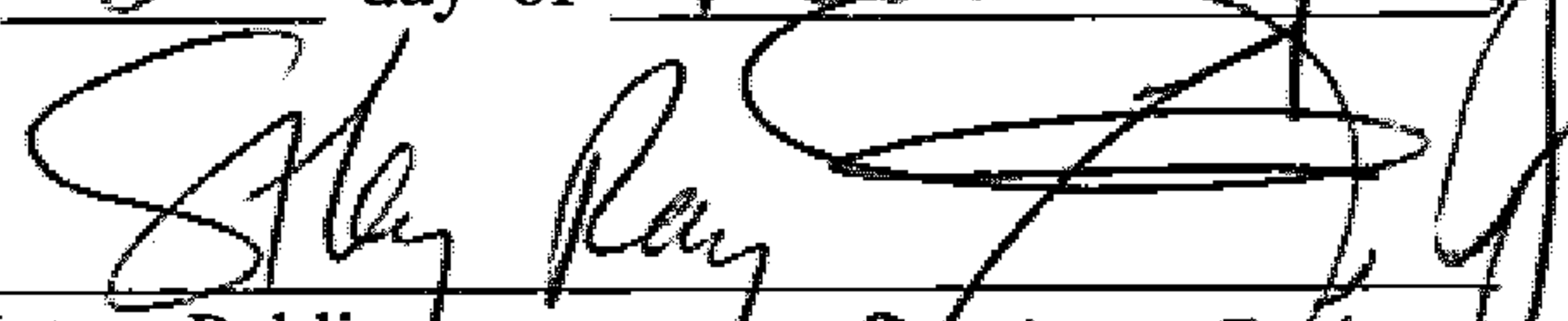
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Lakeview Loan Servicing LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said (Transferee).

Given under my hand and official seal on this 8th day of February, 2022



This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205


Notary Public
My Commission Expires: 7-6-24

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	Lakeview Loan Servicing LLC
Mailing Address	1 Fountain Plaza 7th Floor Buffalo, NY 14203	Mailing Address	1 Fountain Plaza 7th Floor Buffalo, NY 14203

Property Address	<u>2058 Timberline Dr</u> <u>Calera, AL 35040</u>	Date of Sale	<u>February 4, 2022</u>
------------------	--	--------------	-------------------------

Total Purchase Price	<u>\$173,516.93</u>
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Bid Price _____
<input type="checkbox"/> 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.

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).

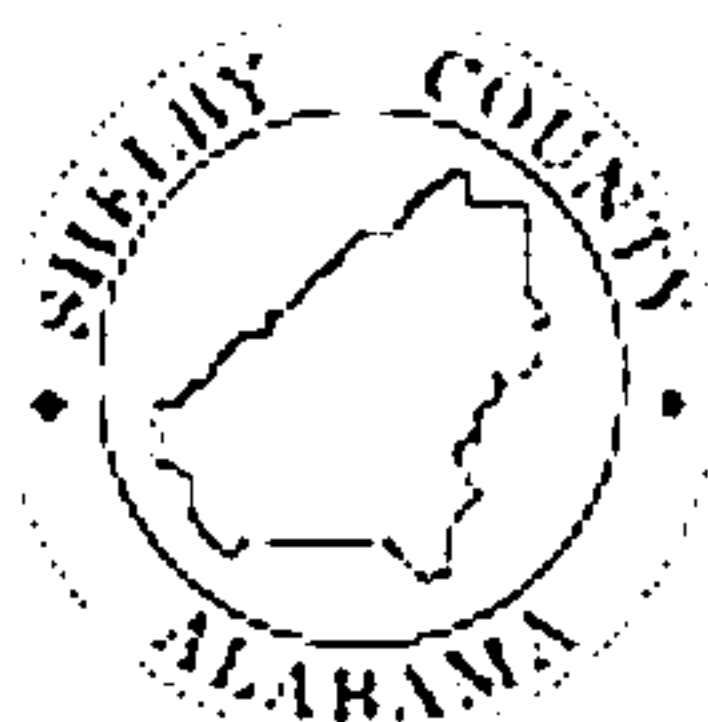
Date 2/7/2022

Print Tiffany Sides

Sign Tiffany Sides

☐ Unattested _____
(verified by)

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/10/2022 01:42:54 PM
\$34.00 JOANN
20220210000060130

Allen S. Bayl