

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Brad Pickering
749 Rosebury Rd
Helena AL 35080

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of the sum of EIGHTY FIVE THOUSAND TWO HUNDRED AND 00/100 (\$85,200.00) and other good and valuable consideration to the undersigned grantor, Lakeview Loan Servicing, LLC, a Delaware Limited Liability Company (herein referred to as Grantor) in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Brad Pickering (herein referred to as Grantee(s) whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 902 Building 9 in The Gables, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942, Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855, and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222 Page 691; Real Volume 238, Page 241, Real Volume 269, Page 270, and further amended by Eleventh Amendment to Declaration of Condominium as recorded in Real Volume 284, Page 181; together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawing of the Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12 Page 50, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

Grantor will warrant and defend against all lawful claims or all persons claiming by, through and under grantor, and no other.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their/its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the undersigned, who is/are authorized to execute this conveyance, has/have hereto set signature(s) and seal(s) on the date set forth below.


Lakeview Loan Servicing, LLC, by M&T Bank, its Attorney in Fact

By: 
Its: Summer Young, Assistant Vice President

STATE OF NEW YORK
COUNTY OF ERIE

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Summer Young, whose name as Assistant Vice President for M&T Bank, Attorney in Fact for Lakeview Loan Servicing, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 18 day of October, 2023.


Notary Public
My Commission Expires: 6-2-2024

Diane Chimera
Lic# 01CH6187936
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 06/02/ 2024



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2023 01:43:30 PM
 \$113.50 PAYGE
 20231101000321390

Allen S. Bayl

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
 Mailing Address 750 Highway 121 BYP, Ste 100
Lewisville, TX 75067

Grantee's Name Brad Pickering
 Mailing Address 13525 Rue Royal Lane
Silverhill, AL 36576

Property Address 902 Gables Drive
Hoover, AL 35244

Date of Sale October 30, 2023
 Total Purchase Price \$85,200.00
 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

☐ Appraisal
☐ 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.

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 10/30/2023 Print Lynda Howard

☐ Unattested

(verified by)

Sign Lynda Howard
 (Grantor/Grantee/ Owner/Agent) circle one