

Recording Requested By:  
M&T Bank

When Recorded Return To:

Derek Dagustine  
M&T Bank  
PO BOX 1596  
7th Floor  
Buffalo, NY 14240

**CORPORATE ASSIGNMENT OF MORTGAGE**

Shelby, Alabama  
M&T Bank#: 0107359705, "ARMSTEAD" S63

MIN #:100392411202673474 MERS Corporate Phone Number: 1-888-679-6377

Date of Assignment: August 25th, 2025  
Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS at P.O. BOX 2026, FLINT, MI 48501  
Assignee: LAKEVIEW LOAN SERVICING, LLC at 4425 PONCE DE LEON BLVD, CORAL GABLES, FL 33146

Executed By: LESHANDRA F ARMSTEAD AND DYWONE ARMSTEAD, WIFE AND HUSBAND To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS  
Dated: 03-14-2018 Recorded: 07-06-2018 as Instrument No. 20180706000240200, Book/Reel/Liber N/A, Page/Folio N/A In the County of Shelby, State of Alabama.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage having an original principal sum of \$173,990.00 with interest, secured thereby, and the full benefit of all the powers and of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage, and the said property unto the said Assignee forever, subject to the terms contained in said Mortgage.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS  
On August 25th, 2025

By: Tammy M. Hamilton  
Tammy M. Hamilton, Vice President

STATE OF New York  
COUNTY OF Erie

On the 25th day of August in the year 2025 before me, the undersigned, personally appeared Tammy M. Hamilton, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

Derek M Dagustine  
Derek M Dagustine  
Notary Public State of New York  
Notary Expires: 12/13/2025 #01DA6426500  
Qualified in Erie County

DEREK M DAGUSTINE  
NOTARY PUBLIC STATE OF NEW YORK  
ERIE COUNTY  
LIC. #01DA6426500  
COMM. EXP. 12/13/2025

Prepared By: Derek Dagustine, M&T Bank 1 Fountain Plaza, 7th Floor Buffalo, NY, 14203 1-800-724-2224



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
08/25/2025 10:27:04 AM  
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Allen S. Bayl