

STATE OF ALABAMA
SHELBY COUNTY

20220803000303600 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
08/03/2022 11:56:40 AM FILED/CERT

DEED OF REDEMPTION FROM TAX SALE

WHEREAS, on the 31st day of March 2014, the property legally described as:

Lot 1, according to the survey of Blueberry Estates, as recorded in Map Book 5, Page 72, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Parcel # 13-06-24-3-001-012.000 and commonly known as 111 Oliver Street, Pelham, Alabama 35124 (hereinafter, the "Property") was duly and regularly sold by the Tax Collector of Shelby County, Alabama for taxes, costs and expenses and at said sale the PANTHEON TAX RECEIVABLES, LP N/K/A VICOR TAX RECEIVABLES, LP became the purchaser of said Property at and for the sum of said taxes, costs and expenses.

WHEREAS, on the 1st day of May 2018, the Judge of Probate of Shelby County, Alabama granted at Tax Deed to the Property to PANTHEON TAX RECEIVABLES, LP n/k/a VICOR TAX RECEIVABLES, LP as evidenced by that certain Tax Deed in Case No. PR-2018-000278.

WHEREAS, SHARON IONE GARRETT has an interest in the Property as evidenced by that certain Warranty Deed, Joint Tenants with Right of Survivorship dated August 14, 2001 recorded with the Judge of Probate of Shelby County, Alabama at 20031016000692910.

WHEREAS, in accordance with the statutes and laws of The State of Alabama, the said SHARON IONE GARRETT exercised her right of redemption from the subject tax sale, having paid VICOR TAX RECEIVABLES, LP, all monies due in full for the redemption payoff, the receipt of which is hereby acknowledged by VICOR TAX RECEIVABLES, LP.

NOW THEREFORE, in consideration thereof, the undersigned, VICOR TAX RECEIVABLES, LP, does grant, bargain, sell and convey unto SHARON IONE GARRETT, without warranty or covenant of any kind, expressed or implied, on the part of VICOR TAX RECEIVABLES, LP except that it is free from any encumbrance done or suffered by VICOR TAX RECEIVABLES, LP, all of the right, title and interest acquired by VICOR TAX RECEIVABLES, LP, by the aforesaid Tax Deed dated the 1st day of May, 2018, in and to the Property.

Conveyed in "As Is" and "Where Is" condition. No title search has been conducted by the preparer of this deed.

TO HAVE AND TO HOLD THE SAME, the said rights of VICOR TAX RECEIVABLES, LP in and to the Property unto the said SHARON IONE GARRETT, her successors and assigns forever.

Shelby County, AL 08/03/2022
State of Alabama
Deed Tax: \$22.00



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IN WITNESS WHEREOF, the said VICOR TAX RECEIVABLES, LP has caused this conveyance to be executed this the 20th day of June, 2022.

VICOR TAX RECEIVABLES, LP f/k/a
PANTHEON TAX RECEIVABLES, LP

By: Thomas Daniels

Print Name: Thomas Daniels

Its: Manager

STATE OF New Jersey
COUNTY OF Somerset

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS DANIELS the MANAGER of VICOR TAX RECEIVABLES, LP, successor by name change to PANTHEON TAX RECEIVABLES, LP, whose name 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 said instrument, he, in his capacity and with full authority executed the same voluntarily.

Given under my hand this 20th day of June, 2022.

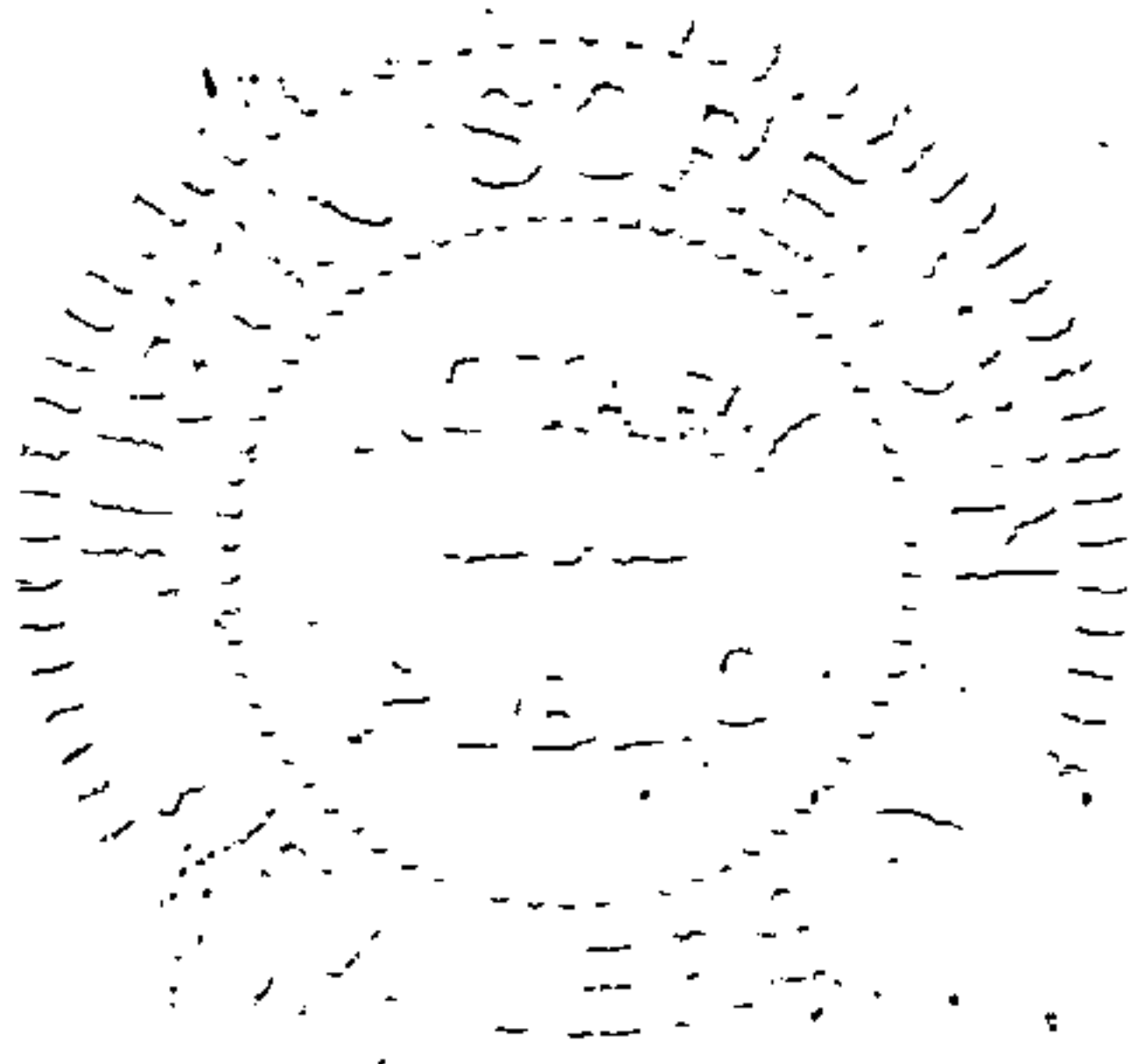
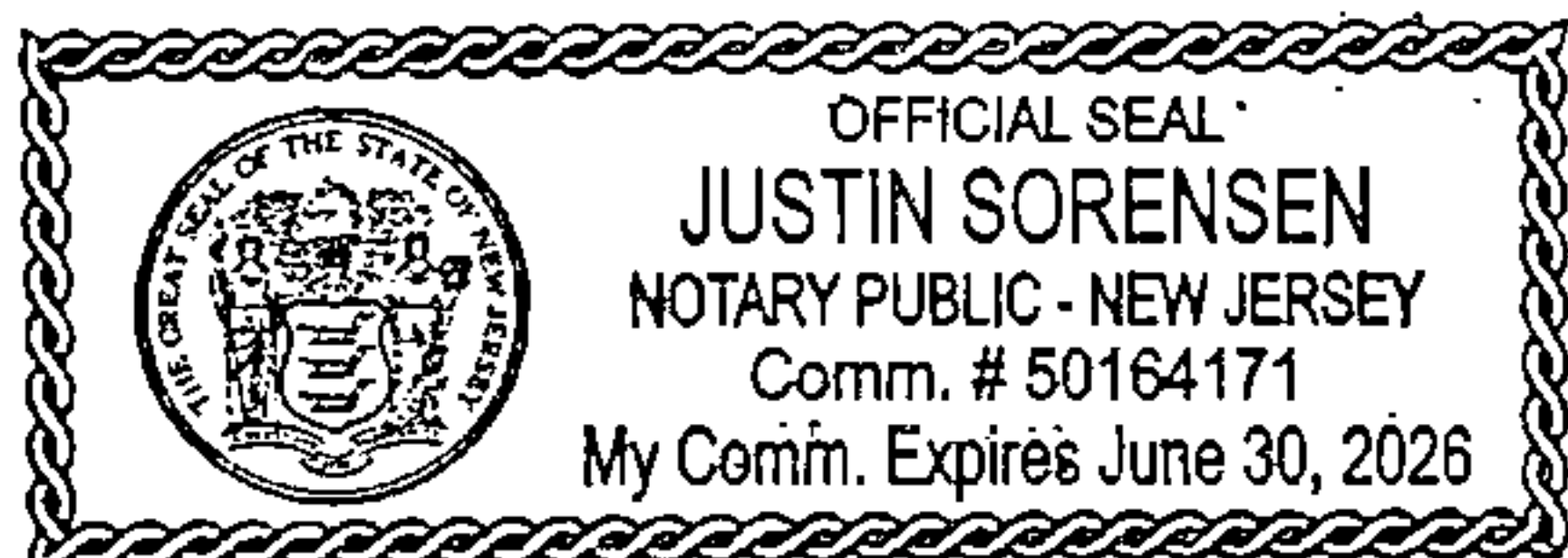
Justin Sorensen

Notary Public

My Commission Expires: 06/30/2026

This instrument was prepared by:

E. Bryan Nichols, Esq.
2227 First Avenue South
Suite 100
Birmingham, Alabama 35233



Real Estate Sales Validation Form

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

*Grantor's Name Victor Tax Receivables
Mailing Address 2727 1st Ave South
Birmingham AL 35233

*Grantee's Name Sharon I Garrett
Mailing Address 111 Oliver Street
Albaster AL 35214

Property Address _____

Date of Sale _____
Total Purchase Price \$ 21,583.77

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 _____

Print Katherine Sensabaugh

Sign KATHERINE SENSABAUGH

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1