

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA
CASE NO. PR-2024-000026
KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 12th day of February, 2018 a decree was rendered by the Probate Court of said county for the sale of the lands, hereinafter described, and conveyed for the state and county taxes then due from **WALKER REUBEN & MATTIE** the owners of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 2nd day of April, 2018, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale **PRICE CEILING LLC**, became the purchaser of said lands, at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said Collector a certificate of said purchase.

Whereas, the time for the redemption of said lands by said owners or other persons having an interest therein has elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

Now, therefore, I, **Allison S. Boyd**, as Judge of Probate, of said County of Shelby, under and by virtue of the provisions of 40-10-29, 1975 Code of Alabama, and in consideration of the premises above set out and in further consideration of the sum of \$5.00 to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said **PRICE CEILING LLC**, who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **WALKER REUBEN & MATTIE** the owners of aforesaid land, and all the right, title, interest and claim of the state and county on account of said taxes, or under said decree and to the following described lands, hereinafter referred to, to-wit:

Parcel ID# 58//23/01/01/2/003/027.000 DESCRIBED AS:

MAP NUMBER 23 1 01 2 000
SUB DIVISION1:
SUB DIVISION2:
PRIMARY LOT:
SECONDARY LOT:

CODE1: 00 CODE2: 00
PRIMARYBLOCK: 000
SECONDARYBLOCK: 000

MAP BOOK: 00 PAGE: 000
MAP BOOK: 00 PAGE: 000

SECTION1 01
SECTION2 00
SECTION3 00
SECTION4 00
LOT DIM1 405.00

TOWNSHIP1 21S
TOWNSHIP2 00
TOWNSHIP3 00
TOWNSHIP4
LOT DIM2 360.00

RANGE1 03W
RANGE2 00
RANGE3 00
RANGE4
ACRES 1.700



20240110000008990 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
01/10/2024 02:17:29 PM FILED/CERT

SQ FT 74,052.000

METES AND BOUNDS:

BEG SE COR SW1/4 NW1/4 TH W405 TH N210 W287 N90 SE126 N95 E40 SE90 NE104.35
NW104.35 SW30 N175 E45 TH SELY360 NW15 SE158.9 SE360 TO POB

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said **PRICE CEILING LLC** and its heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.

In testimony whereof, I have hereunto set my hand seal, this the 10th day of January, 2024.

Allison S. Boyd
Judge of Probate

The State of Alabama, Shelby County

I, Lisa Traywick Morgan, a Notary Public in and for said county, in said state, hereby certify that **Allison S. Boyd** whose name as Judge of Probate 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 this conveyance, he, in his capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 10th day of January, 2024.

I certify this to be a true and
correct copy Allison S. Boyd
Probate Judge
Shelby County

Lisa Traywick Morgan
Lisa Traywick Morgan, Notary Public
My Commission Expires: 4/16/2024

Date 1-10-2024
pages ①
Initial lm

Shelby County, AL 01/10/2024
State of Alabama
Deed Tax: \$2.00



20240110000008990 2/2 \$28.00
Shelby Cnty Judge of Probate, AL
01/10/2024 02:17:29 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Rueban M. H. Walker
Mailing Address Winchester AL 35007

Grantee's Name Price Ceiling LLC
Mailing Address 2000 Lay Dam Rd
Clanton AL 35045

Property Address Average
20-21-3w

Date of Sale 10 Jan 24
Total Purchase Price \$ 1549⁰⁰

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 Tax Sale

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 Jan 2024

Unattested

(verified by)

Print Mila T. Afchish

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

6 Buyer

Form RT-1