

1769

This instrument was prepared by:
Lindsey J. Allison
Griffin, Allison & May
✓ 4513 Valleydale Road, Suite 1
Birmingham, Alabama 35242
Telephone: 991-6367

STATE OF ALABAMA)
COUNTY OF SHELBY)

CERTIFICATE OF REDEMPTION

KNOW ALL MEN BY THESE PRESENTS, That whereas, on the 14th day of November, 1985, a notice was given of the intention to sell the real property hereinafter described and conveyed for the service charges to the NORTH SHELBY COUNTY FIRE AND EMERGENCY MEDICAL DISTRICT then due from David W. Taylor and wife, Becky B. Taylor the owner(s) of said real property, and for the costs and expenses thereof and thereunder.

BOOK 190 PAGE 769
AND WHEREAS, thereafter, to-wit, on the 28th day of November, 1985, said real property and premises including structures and fixtures thereupon, were duly and regularly sold for said charges, costs and expenses, and at said sale, NORTH SHELBY COUNTY FIRE AND EMERGENCY MEDICAL DISTRICT became the purchaser of said real property and premises including structures and fixtures, at and for the sum of said charges, costs and expenses, and forthwith paid said sum to said Trustee.

AND WHEREAS FURTHER, thereafter, to-wit, on the 8th day of June 1988, said service charges, late fees, penalties, costs, reasonable attorney fees and interest, then due and remaining unpaid on said property were paid in full by David W. Taylor and wife, Becky B. Taylor, and said party has made an application to redeem said land.

NOW, THEREFORE, I, John V. van Pelt, III, Trustee of said NORTH SHELBY COUNTY FIRE AND EMERGENCY MEDICAL DISTRICT, being satisfied that the said David W. Taylor and wife, Becky B. Taylor, are the owners of said property, and have the right to redeem the same, do hereby certify that the said David W. Taylor and wife, Becky B. Taylor have deposited with the NORTH SHELBY COUNTY FIRE AND EMERGENCY MEDICAL DISTRICT, on this 8th day of June 1988, One Thousand One Hundred Eighty-Six Dollars and Four Cents (\$1,186.04) for redemption of the following described real property situated in the county of Shelby, State of Alabama, hereinafter referred to, to-wit:

BOOK 190 PAGE 770
Begin at a point where the North line of the SE 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West intersects the East line of Cahaba Valley Road; thence run in a Southwesterly direction along the Easterly right-of-way of said road a distance of 75 feet to a point; thence Easterly and parallel with the North line of said 1/4-1/4 Section a distance of 300 feet to a point; thence Northeast and parallel with the Easterly line of right-of-way of said road a distance of 75 feet to the North line of said 1/4-1/4 Section; thence Westerly along the North line of said 1/4-1/4 Section 300 feet; said point of beginning being in the SE 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West; also 1/2 acre, more or less, fronting 75 feet of Cahaba Valley Road and extending back a uniform width of 300 feet, more particularly described as follows: Beginning at a point where said road intersects with the South line of the NE 1/4 of the NW 1/4 of said Section 7; thence run parallel with the road in a Northeasterly direction a distance of 75 feet; thence in an Easterly direction and parallel with the Section line a distance of 300 feet; thence parallel to said road in a Southwesterly direction a distance of 75 feet; thence Westerly along the South line of the NE 1/4 of the NW 1/4 300 feet to the point of beginning. Situated in Shelby County, Alabama.

Said real Property is subject to first mortgage lien held by Real Estate Financing, Inc., dated July 20, 1979, in amount of \$29,700.00, and recorded in Mortgage Book 394 page 500 and re-recorded in Mortgage Book 396 page 60; which said mortgage was assigned to Federal National Mortgage Association in Misc. Book 32 page 361 and re-assigned in Misc. Book 32 page 821 in Probate Office.

TO HAVE AND TO HOLD the same, the said rights, titles and interest unto the said DAVID W. TAYLOR AND WIFE, BECKY B. TAYLOR and their heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said real property is conveyed hereby.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 14 day of June, 1988.

NORTH SHELBY COUNTY FIRE AND
EMERGENCY MEDICAL DISTRICT

BY John V. van Pelt, III
John V. van Pelt, III, Trustee

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John V. van Pelt, III, whose name as Trustee for the North Shelby County Fire and Emergency Medical District, whose name 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 the conveyance, he as such trustee and with full authority, executed the same voluntarily for and as the act of said North Shelby County Fire and Emergency Medical District.

Given under my hand and official seal, this the 14 day of

June, 1988.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 22 AM 10:09

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Kimberly A. Temple-Murdoch
Notary Public