

No. 44645

THE STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on 3RD day of APRIL, A. D. 19 89, the Probate Court of SHELBY County rendered a decree for the sale of lands hereinafter described and conveyed, for the payment of State and County taxes then due from PELTON REALTY CO C/O BILL UPTON the owner of said lands, and for the payment of the fees, costs, and expenses of and under said decree, and the sale had in execution thereof.

AND WHEREAS, thereafter, to-wit, on the 17TH day of MAY, 1989, under and in pursuance of said decree, said lands were regularly offered for sale by the Tax Collector of SHELBY County for said taxes, fees, costs, and expenses, and no person having bid a sufficient sum for said lands to pay the same, said lands were bid in for the State for the sum of said taxes, fees, costs, and expenses.

AND WHEREAS, the time allowed by law for the redemption of said lands has elapsed since said sale, and the same not having been redeemed, the title thereto under said sale is still in the State.

AND WHEREAS, said lands having been entered upon the books of the State Land Commissioner, and the State Land Commissioner of the State of Alabama, with the approval of the Governor, has fixed the price of said land, and ascertained that the sum of ONE THOUSAND EIGHT HUNDRED TWENTY-EIGHT AND 65/100 Dollars is sufficient to cover and satisfy all claims of the State and County against said lands for or on account of taxes, interest, fees, and costs, and officers' fees which were due upon or have accrued against said lands, as provided for by law.

AND WHEREAS, application has been made to the State Land Commissioner of the State of Alabama by B & P ENTERPRISES ----- to purchase said lands, and said sum of ONE THOUSAND EIGHT HUNDRED TWENTY-EIGHT DOLLARS AND 65/100 (\$1,828.65) Dollars therefor has been paid into the State Treasury.

NOW THEREFORE, The State Land Commissioner of the State of Alabama, by virtue of and in accordance with the authority in him vested by law, with the approval of the Governor of Alabama, and in consideration of the premises above set out, has this day granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said -----B & P ENTERPRISES-----, without warranty or covenant of any kind on the part of the State, express or implied, all right and title of the State of Alabama acquired by the tax sale aforesaid in and to said lands, described as follows:

58-13-01-12-2-002-002.003

BEG INTER S R/W CROSSCREEK TRL RD & E LN NW1/4 NWLY160 TO POB
NW487 TO CRK MEANDER WLY2109 E 667 S197.93 E179.21 N307.02 NE
278.57 ELY294.69 TO POB LESS RD ROW S12 T20S R3W RB085 P443
7/16/86 AC 11C

THIS INSTRUMENT WAS PREPARED BY:
MARGARET D. WORTHY, AD VALOREM TAX DIVISION
50 RIPLEY STREET
MONTGOMERY, ALABAMA 36132

Inst # 1993-23324

08/06/1993-23324
02:48 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DDI MCD 10.50

lying and being situate in said County and State, to have and to hold the same, the said right and title of the State in the lands aforesaid, unto -----B & P ENTERPRISES-----

----- and ITS heirs and assigns forever.

In testimony whereof I have hereunto set my hand and seal this the 30TH day of JULY, 1993

Approved


Governor

STATE LAND COMMISSIONER OF ALABAMA,

By


State Land Commissioner.

THE STATE OF ALABAMA, MONTGOMERY COUNTY.

I, MARGARET D. WORTHY, a Notary Public in and for said County, in said State, hereby certify that GEORGE MINGLEDORFF, whose name is signed to the foregoing conveyance as State Land Commissioner, 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 State Land Commissioner, executed the same voluntarily on the day the same bears date.

Given under my hand this the 30TH day of JULY, 19 93

 , Notary Public

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