

THE STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 5TH day of APRIL A.D. 1993, 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 EDGE H ARTHUR III 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 12TH day of MAY, 1993, 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 ELEVEN THOUSAND FOUR HUNDRED THIRTY-SIX AND 88/100 Dollars which is sufficient to cover and satisfy all claims of the State and County against said lands for or on account of taxes, interest, fees, costs and officers' fees which were due upon or have accrued against said lands, as provided by law.

AND WHEREAS, application has been made to the State Land Commissioner of the State of Alabama by DEBORAH A. MCGUIRE & DALE PUGH to purchase said lands, and said sum of ELEVEN THOUSAND FOUR HUNDRED THIRTY-SIX AND 88/100 (\$11,436.88) 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 DEBORAH A. MCGUIRE & DALE PUGH 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:

58-13-06-24-3-001-030.001

BEG INT E ROW HWY #31 & S LN S W1/4 NLY ALG SD E ROW 1023.91 TO POB CONT N100
E358.82 S100 W361.99 TO POB DIM 100X361.99 IRR S24 T20S R3W RB022 PG877 3/22/85 RB285
PG262 3/12/90 RB285 PG262 SOLD 5/15/91 FOR 90 TAX FROM STRADTMAN DENNIS W & LOIS
DOC# 31 P247 RED 8/27/91 BY#14936

Inst # 1996-28384

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

08/29/1996-28384
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 20.00

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 DEBORAH A. MCGUIRE & DALE PUGH his/her/their/its/heirs and assigns forever.

In testimony whereof I have hereunto set my hand and seal this the 23RD day of AUGUST, 1996.

Approved

Governor 8-23-96

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 H. E. MONROE, JR. 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 23RD day of AUGUST, 1996.

 Notary Public

1308 - 8th Place
Pleasant Grove, AL
35127

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