

Prepared by:  
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1601 Gentilly Drive  
Vestavia Hills, Al. 35226

## FIRE DISTRICT SERVICE FEES SALE DEED

STATE OF ALABAMA       )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the property hereinafter described was duly assessed for Fire District Service Charges under the provisions of Section 12 of Act 62 of the 1977 First Special Session of Alabama (Acts 1977, p. 1483) as amended; and

WHEREAS, the assessment aforesaid, upon said property hereinafter described, remained due and unpaid and delinquent at the date of the sale thereof, as hereinafter set forth; and

WHEREAS, by virtue of the authority vested in him the President of the Trustees of the NORTH SHELBY COUNTY FIRE AND EMERGENCY MEDICAL DISTRICT did, on the Twelfth (12th) day of July, 2004 A.D., at a sale begun and publicly held on said day, commencing at one (1) o'clock in the afternoon (1:00 P.M.) and continuing within the legal hours of sale, offer for sale at the Fire Hall located at: 4617 Valleydale Road, Birmingham, Alabama, 35242, to the highest bidder for cash, the property hereinafter described for the purpose of paying said assessment and the interest and costs then due and remaining unpaid on said property, after having first given notice once a week for three consecutive weeks by publication in the Shelby County Reporter, a newspaper published and of general circulation in Shelby County, Alabama, that he would sell said property at the aforesaid time and place for the aforesaid purpose to the highest bidder for cash; and,

WHEREAS, at the time and place aforesaid, **Monysted Capital Corp.** bid and offered to pay the sum of **One Thousand Five Hundred 00/100 Dollars (\$1,500.00)** in cash for the hereinafter described property, which was the highest cash bid therefore and which was the whole amount of said assessment, interest and costs then due and remaining unpaid on said property, and the said property was then and there sold to said **Monysted Capital Corp** for said price.

NOW, THEREFORE, I, J. E. Wyatt, as President of the Trustees of the NORTH SHELBY COUNTY FIRE AND EMERGENCY MEDICAL DISTRICT, in my official capacity as such and on behalf of said fire district in consideration of said sum to me as President of the said Trustees in hand paid by said Purchaser, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and I do, as such President for the said Trustees, hereby grant, bargain, sell, and convey to said **Monysted Capital Corp** the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel 1:** Lot 3, Block 14, according to the Map and Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

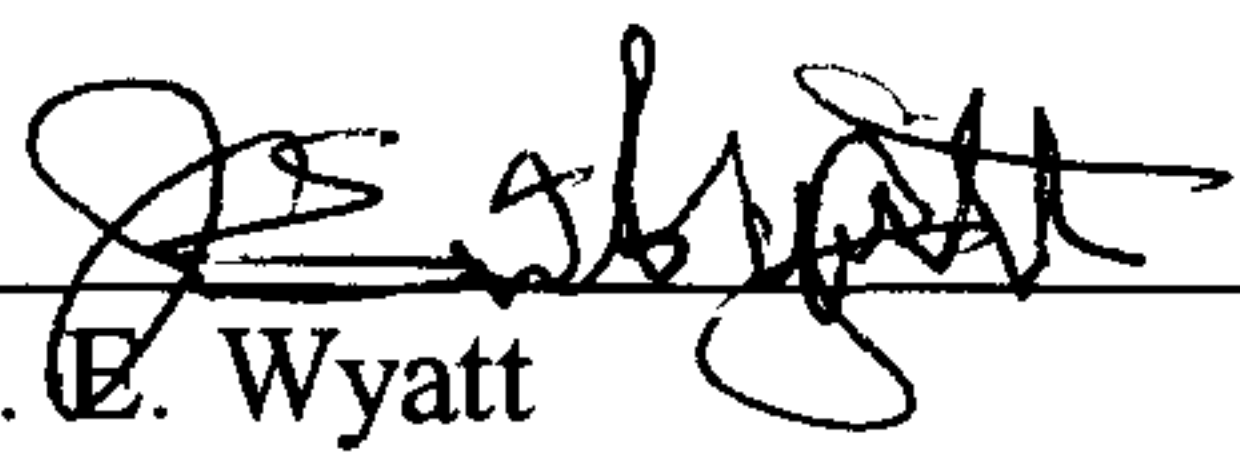
**Parcel 2:** A parcel of land located in the SW 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of Lot 3, Block 14, of Broken Bow South, as recorded in Map Book 11, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, also being the POB; thence run Easterly along the Southern line of said Lot 3, Block 14, a distance of 120.11 feet to the SE corner of said lot; thence right 85 degrees 07 minutes 42 seconds Southeasterly along the prolongation of the East line of Lot 3 a distance of 5.15 feet; thence right 94 degrees 52 minutes 25 seconds parallel to the South line of Lot 3 a distance of 120.11 feet; thence right 87 degrees 47 minutes 03 seconds a distance of 5.14 feet North along the prolongation of the West line of Lot 3 to the POB.

**STREET ADDRESS:** 4812 Keith Drive, Birmingham, Al. 35242

**PARCEL Id#:** 10-1-12-0-009-074.000-RR-00

TO HAVE AND TO HOLD unto the said **Monysted Capital Corp** its successors, and assigns forever, but no right, title or interest of any remainderman or reversioner, subject, however, to all rights of redemption as provided by law, and any outstanding state ad valorem tax liens or municipal liens.

IT WITNESS WHEREOF, I, J. E. Wyatt, President of the Trustees as aforesaid, have hereunto set my hand and seal, this the 15 day of July, 2004 A.D.

  
\_\_\_\_\_  
J. E. Wyatt  
President of the Trustees,  
North Shelby County Fire and  
Emergency Medical District

State of Alabama       )  
Shelby County        )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that J. E. Wyatt, whose name as President of the Trustees of the North Shelby County Fire and Emergency Medical District, 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, in his capacity as such officer and with full authority, executed the same voluntarily as an official act of said public corporation.



Given under my hand this 15 day of July, 2004 A.D.

Dianne B. Alexander  
Notary Public, Alabama State At Large

My Commission Expires:  
**DIANNE B. ALEXANDER**  
**My Commission Expires 5-07-07**