20050602000265860 1/1 $12.50
Shelby Cnty Judge of Probate,AL
06/02/2005 09:07:06AM FILED/CERT

FIRE DISTRICT SERVICE CHARGE SALE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 06/02/2005
State of Alabama

Deed Tax:$1.50

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, the property hereinafter described was assessed for Fire District Service Charges by the Cahaba Valley Fire and Emergency Rescue District pursuant to and under the authority of Ala. Act No. 79 of the Alabama Legislature, Special Session of 1966, as amended, and the Alabama Constitutional Amendment 369, as amended. and §11-48-49, et. seq., Code of Alabama, 1975, 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 by law, William Kent Upshaw as attorney for the Cahaba Valley Fire and Emergency Rescue District did, on the 23rd day of February 2005, at a sale begun and publicly held on said day, between the legal hours of sale, offer for sale at the Shelby County Courthouse, main entrance (Courthouse Steps), to the highest bidder for cash, the property hereinafter described for the purpose of paying said assessment and the interest and attorneys fees and costs then due, turned over for collection and remaining unpaid on said property, after having first given notice once per week for three consecutive weeks by publication in the Alabama Messenger, a newspaper published and of general circulation in Shelby County, Alabama, that said property would be sold at the aforesaid time and place and for the aforesaid purpose to the highest bidder for cash; and

WHEREAS, at the time and place aforesaid, the highest and best bid obtained for the property described in the aforementioned was the bid of First Properties, LLC, as transferee, in the amount of $1,078.88, which sum was the whole amount of said assessment and interest and attorneys fees and costs then due, turned over for collection and remaining unpaid on said property as of the date of sale, and the said property was then and there sold to said First Properties, LLC for said price.

NOW THEREFORE, in consideration of the premises and the payment in cash of First Properties, LLC, Cahaba Valley Fire and Emergency Rescue District, as transferee, does grant, bargain, sell and convey unto the said First Properties, LLC, the following described real property situated in Shelby County, Alabama, to-wit:

Parcel ID : 09-3-08-0-001-001.018

106 Swan Lake Circle, Birmingham, AL 35242;

Lot 158, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, page 37 A,B,C,D,E,F & G, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said First Properties, LLC, its successor and assigns, subject, however, to all statutory rights of redemption as provided by law.

IN WITNESS WHEREOF, I, William Kent Upshaw, attorney for the Cahaba Valley Fire and Emergency Rescue District and Auctioneer as aforesaid, have hereunto set my hand and seal, this the 15th day of March 2005.

By: _____
William Kent Upshaw as Attorney and Auctioneer for Transferee
Cahaba Valley Fire and Emergency Rescue District

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William Kent Upshaw, whose name as auctioneer for the said Cahaba Valley Fire and Emergency Rescue 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of March, 2005.

_____
Notary Public
My Commission Expires: 5/21/08

THIS INSTRUMENT WAS PREPARED BY:
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