

Prepared by:  
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Send all tax notices to:  
First Properties, L.L.C.  
P.O. Box 1254  
Mobile, Al. 36633-1254

### FIRE DISTRICT SERVICE FEES SALE DEED

STATE OF ALABAMA       )  
SHELBY COUNTY         )

  
20070417000177070 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/17/2007 11:15:52AM FILED/CERT

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 second (2<sup>nd</sup>) day of April, 2007 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, **First Properties, L.L.C.** bid and offered to pay the sum of **One Thousand Nine Hundred & 00/100 Dollars (\$1,900.00)** 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 **First Properties, L.L.C.** for said price.

NOW, THEREFORE, I, Dodd Adair, 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 **First Properties, L.L.C.** all the right, title and interest of (1) **Willard Johnson & Brenda Johnson and Judith A. Karvonen**, the assessed owners prior to the foreclosure sale dated April 2,

2007, and/or (2) the legal owners whose duty it was to pay the said fire dues prior to the said foreclosure sale, and (3) the interest of the North Shelby County Fire and Emergency Medical District the following described real estate situated in Shelby County, Alabama, to-wit:

**LEGAL DESCRIPTION:** Lot 54, according to the Survey of Audubon Forrest, First Addition, as recorded in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama.

**STREET ADDRESS:** 4774 Sandpiper Lane, Birmingham, Al. 35244

**PARCEL Id#:** 10-4-17-0-002-054.000

(In the event there is any discrepancy with regard to the above description, the legal description shall supercede all others)

TO HAVE AND TO HOLD unto the said **First Properties, L.L.C.** 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, Dodd Adair, President of the Trustees as aforesaid, have hereunto set my hand and seal, this the 12 day of April, 2007 A.D.

Dodd Adair  
Dodd Adair  
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 Dodd Adair, 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 12 day of April, 2007 A.D.

Dianne B. Alexander  
Notary Public, Alabama State At Large  
**DIANNE B. ALEXANDER**  
My Commission Expires **5-07-07**  
My Commission Expires.

Shelby County, AL 04/17/2007  
State of Alabama

Deed Tax: \$2.00