

**PREPARED BY:**  
**James H. Greer, Esq.**  
**Post Office Box 360345**  
**Birmingham, Alabama 35236**

**REDEMPTION DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

)  
)

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of SEVENTY ONE THOUSAND EIGHT HUNDRED FORTY TWO DOLLARS AND 98/100 (\$71,842.98) to the undersigned Grantor, paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, Jennings Properties and Investments, LLC, organized and existing under the laws of the State of Alabama (Grantor), does hereby grant, bargain, sell, and convey unto Charles Danforth Saggus and wife, Ashley Smith (Grantee) the following described property situated in Shelby County, Alabama, to wit:

**Lot 558, according to the Map and Survey of Forest Lakes, 10<sup>th</sup> Sector, as recorded in Map Book 31, Page 25 A & B in the Probate Office of Shelby County, Alabama.**

**TO HAVE AND TO HOLD** unto the said Grantee, its heirs and assigns forever.

This is a deed of redemption for the purpose of redeeming the property described herein from the foreclosure of that certain Mortgage executed by Charles D. Saggus, an unmarried man to Mortgage Electronic Registration Systems, Inc. solely as Nominee for Synovus Mortgage Corporation recorded in Instrument No. 20060406000159760; and evidenced by a Foreclosure Deed, dated the 30<sup>th</sup> day of October, 2007, and recorded in Instrument No. 20071106000511420 in the aforesaid Probate Office of Jefferson County, Alabama.

The property is being conveyed herein on an "as is, where is" bases subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate where the property is situated; and this property is being conveyed without any warranty of any kind either express or implied. By accepting this deed the Grantee releases any and all claims of whatever nature or kind against the Grantor

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this the 6<sup>th</sup> day of November, 2007.

**GRANTOR,**  
JENNINGS PROPERTIES AND INVESTMENTS, LLC

By Ashley L Jennings  
Ashley Jennings  
Member

**STATE OF ALABAMA** )  
**COUNTY OF SHELBY** )

I, the undersigned Notary Public in and for said county, in said state, hereby certify that Ashley Jennings whose name is signed to the foregoing Redemption Deed, and who is known to me, acknowledged before me on this date, that being informed of the contents of this said Redemption Deed, she executed the same voluntarily.

Given under my hand and official seal, this the 6<sup>th</sup> day of November, 2007.

Shelby County, AL 11/09/2007  
State of Alabama

Deed Tax: \$72.00

Honoria G. Button  
Notary Public  
My Commission Expires: 10/23/2008

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Oct 23, 2008**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**