

This Instrument Prepared by:
John A. Daugherty, Attorney At Law
1601 Gentilly Drive
Birmingham, AL 35226

Please Send Tax Notice to:
Jonathan F. Carmichael
5500 Afton Drive
Birmingham, AL 35242

Shelby County, AL 05/01/2009

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

State of Alabama
Deed Tax : \$2.50

Redemption Deed From Sharon H. Baldwin To Jonathan F. Carmichael

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration the sum of Two Thousand Five Hundred and 00/100ths Dollars subsequent expenses, subsequent fire dues {fire dues paid for 2008 and 2009} and interest and other good and valuable consideration, in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned, Sharon H. Baldwin, a single person, as Grantor, whether one or more, hereby grants, bargains, sells, conveys, and quitclaims unto Jonathan F. Carmichael, as Grantee, whether one or more.

North Shelby County Fire & Emergency Medical District foreclosed on this property pursuant to Act 62 of the 1977 First Special Session of Alabama [Acts 1977, p. 1483] as amended, for failure of the owner, Jonathan F. Carmichael or the legal owner whose duty it was to pay said special assessment on said property as it became due and payable. The property was thereafter foreclosed by the North Shelby County Fire & Emergency Medical District on April 02nd 2007 and purchased by Sharon Baldwin, hereinafter referred to as *tax sale purchaser* and recorded in Instrument Number 20070417000177230 in the Probate Office of Shelby County on April 17th 2007.

This redemption deed hereby cancels the following foreclosure deed which is recorded in Instrument Number 20070417000177230. The 2008 & 2009 fire dues have been paid in the amount of \$221.00 and \$231.65 respectively. This in no way limits North Shelby County Fire & Emergency Medical District ability to foreclose its lien on this property in future years due to the owner's failure to pay any future fire dues as they become due and payable.

NOW THEREFORE, I, Sharon Baldwin, for and in consideration the sum of *Two Thousand Five Hundred and 00/100ths {\$2,500.00} Dollars plus other expenses, subsequent fire dues and interest*, in hand paid, and for and in consideration of the above said sum paid by the Grantee, Jonathan F. Carmichael, the receipt of which is hereby acknowledged, I, Sharon Baldwin, Grantor herein, hereby grant, bargain, sell, convey & quitclaim my interest pursuant to Act 62 and Code of Alabama, 1975, as amended § 11-88-01, et seq., into Jonathan F. Carmichael, the following described real estate situated in Shelby County, Alabama, to-wit:

Redemption Deed from Sharon Baldwin to Jonathan F. Carmichael for Property Located at 5500
Afton Drive in Birmingham, AL 35242 in Page 2


20090501000162240 2/5 \$25.50
Shelby Cnty Judge of Probate, AL
05/01/2009 03:29:09 PM FILED/CERT

**LEGAL DESCRIPTION: LOT 24, BLOCK 4, ACCORDING TO THE AMENDED MAP OF
WOODFORD, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 8,
PAGEA 51 A, B C & D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

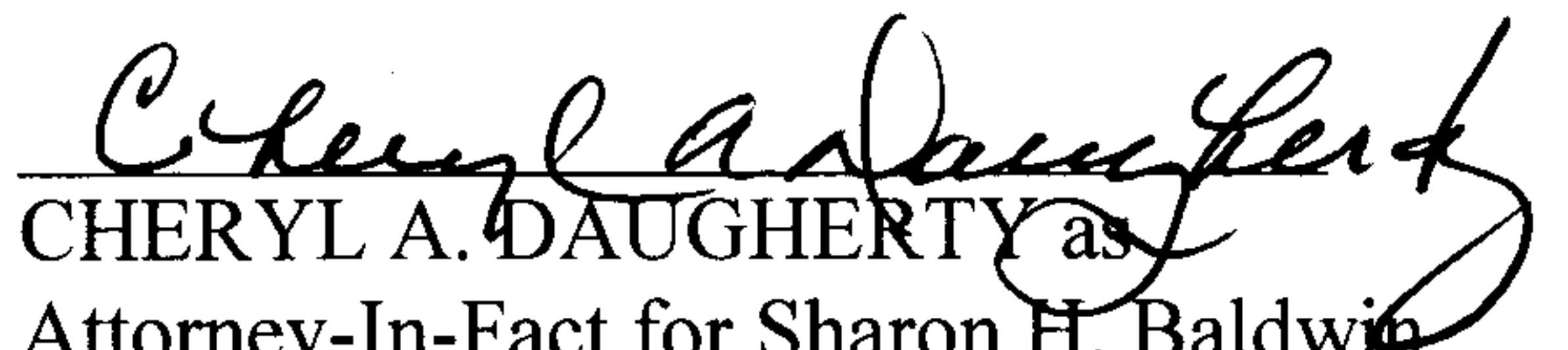
PARCEL ID: 10-1-02-0-005-112.000

STREET ADDRESS: 5500 AFTON DRIVE – BIRMINGHAM, AL 35242

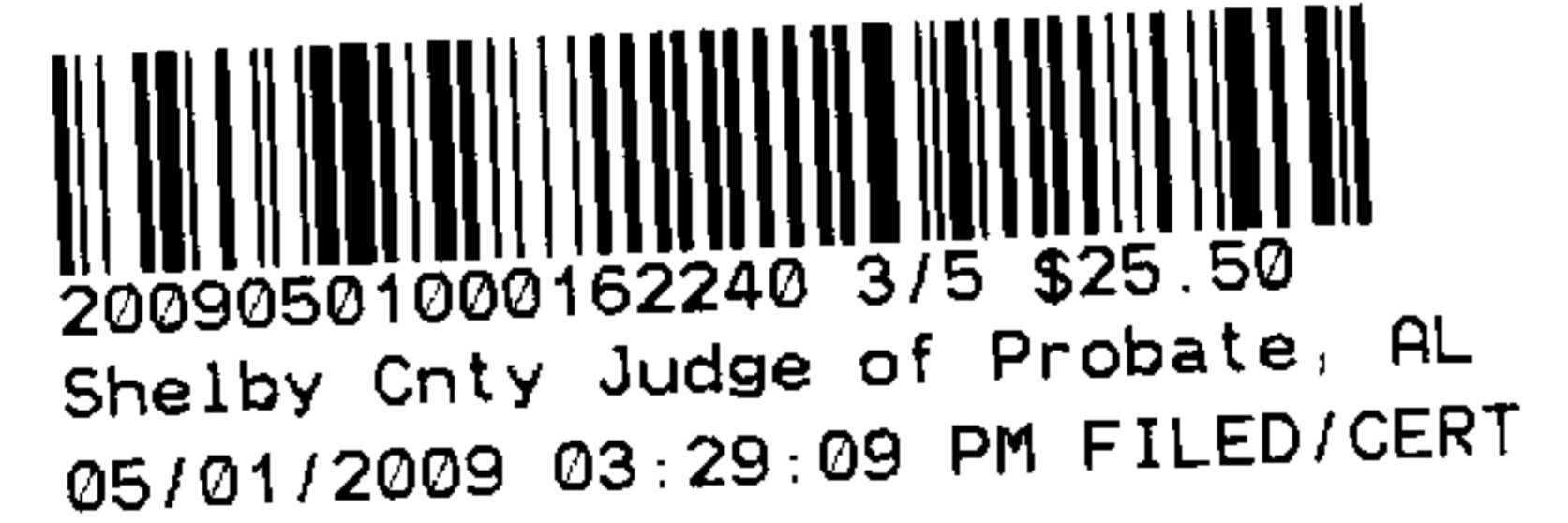
TO HAVE AND TO HOLD, unto the said Jonathan F. Carmichael, his
successors and assigns forever.

IT WITNESS WHEREOF, I, Sharon H. Baldwin, have hereunto set my hand and
official seal this the 29th day of April, 2009.


SHARON H. BALDWIN, GRANTOR


CHERYL A. DAUGHERTY as
Attorney-In-Fact for Sharon H. Baldwin
And acting by and through that certain
power of attorney executed by Sharon
Baldwin granting Cheryl A Daugherty the
power to execute this redemption deed on
behalf of Sharon Baldwin which said power
of attorney was executed on the 21st day of
June, 2007 and recorded in the Probate
Court of Shelby County, Alabama in
Instrument Number: on the 06th day of
August, 2007. {power of attorney attached
hereto as Exhibit "A", made a part hereof
and incorporated herein by reference}

INSTRUMENT No:
2007080600036160



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said county in said State, hereby certify that Cheryl A. Daugherty whose name is signed for Sharon H. Baldwin acting through that certain power of attorney wherein Sharon Baldwin has granted Cheryl A. Daugherty the power to execute this redemption deed on her behalf with said power of attorney recorded in the probate office of Shelby County, Alabama in Instrument Number: 20070806000366160 on the 06th day of August, 2007 and whose name is signed as Grantor to the foregoing redemption deed and who is known to me, acknowledged before me on this day that being informed of the contents of this redemption deed, she in her capacity and with full authority executed this instrument voluntarily on the 29th day of April, 2009.

Given under my hand and seal this the 29th day of April, 2009.

Michelle L. Yarbrough
Notary Public Alabama State At Large
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: FEB 11, 2012
JONATHAN F. CARMICHAEL, UNCLE SAM



20070806000366180 1/2 \$14.00
Shelby Cnty Judge of Probate, AL
08/06/2007 01:56:22PM FILED/CERT

STATE OF ALABAMA

POWER OF ATTORNEY

JEFFERSON COUNTY



20090501000162240 4/5 \$25.50
Shelby Cnty Judge of Probate, AL
05/01/2009 03:29:09 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That I, Sharon H. Baldwin, of said State and County, have this day constituted and appointed, and do by these presents constitute and appoint Cheryl A. Daugherty, Esq., as and for my true and lawful attorney-in-fact, for me and in my name for the limited purposes as set forth herein and for no other purpose. My said attorney-in-fact is allowed to:

- (1) have the subject property or properties outlined and described below assessed in my name with the applicable Tax Assessor's Office,
- (2) record the subject property or properties outlined and described below in my name with the applicable Probate Recording Department, and
- (3) have the authority to execute a redemption deed to said property or properties to the authorized redemptioner upon full payment of redemption amount paid in cash but only in the event I can not be found after a reasonable effort has been made to locate me.

In effect I am allowing Cheryl A. Daugherty, Esq, to act for me and to perform and execute each act as set out above and to carry out the purpose for which this Power of Attorney is granted. I agree to pay this attorney- in-fact any expenses which he may incur or any expenses in advance to carry out the purpose for which this Power of Attorney is granted.

SUBJECT PROPERTY:

1. 2948 Riverwood Terrace - Birmingham, AL 35242
2. 5124 Skylark Drive - Birmingham, AL 35242
- ✓3. 5500 Afton Drive - Birmingham, AL 35242

20070806000366160 2/2 \$14.00
Shelby Cnty Judge of Probate, AL
08/06/2007 01:56:22PM FILED/CERT

Witness my hand and seal, this the 21st day of June, 2007.

Sharon H. Baldwin

STATE OF ALABAMA

JEFFERSON COUNTY

ACKNOWLEDGMENT

20090501000162240 5/5 \$25.50
Shelby Cnty Judge of Probate, AL
05/01/2009 03:29:09 PM FILED/CERT

I, John A. Daugherty, a Notary Public in and for said County and State, hereby certify that Sharon H. Baldwin, whose name is signed to the foregoing POWER OF ATTORNEY, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he voluntarily executed the same on the day of its date.

Given under my hand and official seal of office on this the 21st day of June, 2007.

John A. Daugherty
NOTARY PUBLIC

My Commission Expires: _____

JOHN A. DAUGHERTY, NOTARY PUBLIC,
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUNE 27, 2007

PREPARED BY:

JOHN A. DAUGHERTY, ESQ.
1601 GENTILLY DRIVE
VESTAVIA HILLS, AL. 35226
PHONE: (205) 822-6443

END OF EXHIBIT "A"