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Shelby Cnty Judge of Probate, AL
03/08/2010 03:06:19 PM FILED/CERT

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

PR-2010-000102

CERTIFICATE OF WARNING TO REDEEM

I hereby certify that on or prior to the date of this Certificate, I mailed a compared copy of the deed here recorded, together with notice that the same is here recorded, and a warning to redeem to each of the one or more persons other than the grantee in said deed, to whom the property therein described was last finally assessed for ad valorem taxation at the address of each such person as shown by said ad valorem tax assessment records.

This the 8th day of March, 2010.


James W. Fuhrmeister
Judge of Probate

cc: Banks C. Ladd, Esq.
P.O. Box 1254
Mobile, Alabama 36633-1254

Robert H. Kim
2495 Valleydale Road
Birmingham, Alabama 35244

I certify this to be a true and
correct copy

CH
3/8/10


Probate Judge
Shelby County

This Document Prepared by:
Cheryl A. Daugherty
1601 Gentilly Drive
Birmingham, AL 35226
(205) 822-9325

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20071029000499070 1/3 \$18.50
Shelby Cnty Judge of Probate, AL
10/29/2007 03:05 34PM FILED/CERT

Send Tax Notice To
First Properties, LLC
PO Box 1254
Mobile, AL 36633-1254
(251) 431-6000

**NORTH SHELBY COUNTY FIRE & EMERGENCY
MEDICAL DISTRICT SERVICE FEES SALE DEED**

RECEIVED

FEB 22 2010

KNOW ALL MEN BY THESE PRESENTS:

James W. Fuhrmeister
Judge of Probate

WHEREAS, the property hereinafter described was duly assessed for North Shelby County Fire & Emergency Medical District service charges under the provisions of 'Section 62 of Act 62 of the 1977 First Special Session of the Alabama Legislature of the State of Alabama, as amended ("Act 62")'; and

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

WHEREAS, at the time of this sale the said property according to the Shelby County Tax Assessor's records, is being assessed in the name of Robert H. Kim; and

WHEREAS, by virtue of the authority vested in him by law, the President, Dodd Adair, of the Board of Trustees of the North Shelby County Fire & Emergency Medical District, or his designee, did on the 21st day of September, 2007 at a sale begun and publicly held on said day, commencing at 1:00 o'clock P.M. in the after-noon and continuing within the legal hours of sale, offer for sale at the fire hall located at 4617 Valleydale Road - Birmingham, AL 35242, to the highest bidder for cash, the property hereinafter described, for the purpose of paying said assessment and the interest and all cost 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 {including the following municipalities but not limited to: Birmingham, Columbiana, Chelsea, Hoover, Pelham, Alabaster, Helena, and Clayton and other municipalities not listed herein; and also including all unincorporated areas in Shelby County, Alabama} that the said President of the Board of Trustees and/or his designee, 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, First Properties, LLC, bid and offered to pay the sum of One-Thousand-Two-Hundred and 00/100ths (\$1,200.00) Dollars, in cash, for the hereinafter described property, which was the highest cash bid therefor. (The amount of said assessment was One-Thousand-One-Hundred-Sixty-Nine and 68/100ths (\$1,169.68) Dollars with an overbid amount of Thirty and 32/100ths (\$30.32) Dollars).

NOW, THEREFORE, the said President of the Board of Trustees, Dodd Adair, of the North Shelby County Fire & Emergency Medical District, or his designee, in his official capacity, and for and on behalf of the said North Shelby County Fire & Emergency Medical

District, and for and in consideration of said sum to me as President of the Board of Trustees of the North Shelby County Fire & Emergency Medical District in hand paid by said purchaser, the receipt of which is hereby acknowledged, I hereby grant, convey, assign and quitclaim the interest of Robert H. Kim, or the legal owner whose duty it was to pay said fire dues and all interest contemplated to be sold pursuant to Act 62 and Code of Alabama, 1975, as amended, § 11-88-80 to First Properties, LLC the following described real estate situated in Shelby County, Alabama, to-wit:

Street Address: 2495 Valleydale Road, Birmingham, AL 35244

PID: 10 5 16 0 004 050.000

Legal: "A tract of land situated in the SE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 02 West, Shelby County, Alabama and more particularly described as follows: Commence at the SW Corner of the SE 1/4 of the SW 1/4 of said section 16; thence from south line of said 1/4- 1/4 section, turn an angle left of 45 degrees, 46 inutes, 52 seconds and run in a northeasterly direction a distance of 722.26 feet to the point of beginning; thence an angle left of 90 degrees, and run in a northwesterly direction, a distance of 44.82 feet to a point on the southeast right of way line of Highway No. 17; thence an angle right of 86 degrees, 33 minutes, 07 seconds and run in a northeasterly direction along said right of way line a distance 140.64 feet to the beginning of a curve to the right, said curve having a radius of 1389.21 feet and subtending a central angle of 3 degrees, 07 minutes, 26 seconds; thence run in a northeasterly direction along the arc of said curve a distance of 75.73 feet; thence an angle right, from tangent of curve, of 90 degrees, 19 minutes, 27 seconds and run in a sutheasterly direction a distance of 55.77 feet; thence an angle right of 90 degrees and run in a southwesterly direction a distance of 216.08 feet to the point of beginning"

(If the above descriptions differ the legal description will be followed)

TO HAVE AND TO HOLD, unto said Grantee, First Properties, LLC, his/her/it successors and assigns, subject to, however, all rights of redemption, as provided by Alabama Law.

IN WITNESS WHEREOF, the President of the Board of Trustees, Dodd Adair, of the North Shelby County Fire & Emergency Medical District, have hereunto set his hand and official seal this the 25 day of October, 2007.

NORTH SHELBY COUNTY FIRE
& EMERGENCY MEDICAL DIST.
A Public Corporation organized
Under the laws of the State of Ala.

By: Dodd Adair
Its President, Dodd Adair



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State of Alabama
Shelby County

I, the undersigned authority, in and for said County in said State, hereby certify that the President of the Board of Trustees, Dodd Adair, of the North Shelby County Fire & 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 official capacity as President and as Attorney in Fact for the Board of Trustees of the North Shelby County Fire & Emergency Medical District and with full authority, executed this instrument voluntarily on the day the same bears date as an official act as President and as attorney in fact of said public corporation.

Given under my hand and official seal this the 25 day of October, 2007.

Deanne B. Alexander

NOTARY PUBLIC ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES:



20071029000499070 3/3 \$18.50
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