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 Shelby Cnty Judge of Probate, AL  
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Send tax notices to:  
 100 Inverness, L.L.C.  
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## REDEMPTION DEED FROM THE NORTH SHELBY COUNTY FIRE and EMERGENCY MEDICAL DISTRICT

SHELBY COUNTY STATE OF ALABAMA  
 KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the property hereinafter described, in the North Shelby County Fire and Emergency Medical District of Shelby County, Alabama was on the Third (3<sup>rd</sup>) day of December, 2009 sold by the President of the Trustees of the North Shelby County Fire and Emergency Medical District for the payment of certain assessments for fire prevention and emergency medical services and charges, and

WHEREAS, the North Shelby County Fire and Emergency Medical District purchased said property at said sale for the sum of One dollar (\$1.00) and other valuable considerations all of which more specifically appears by that certain deed executed by Dodd Adair as President of the Trustees of the North Shelby County Fire and Emergency Medical District, and

WHEREAS, 100 Inverness, L.L.C. now claims to have an interest in the property hereinafter described which is the same property that was sold at said sale, and hence entitled to redeem from said sale, and

WHEREAS, 100 Inverness, L.L.C. has this day paid to the North Shelby County Fire and Emergency Medical District the amount for which said property was sold (which covered 2010 fire dues) plus subsequent expenses and/or other related expenses, and

WHEREAS, 100 Inverness, L.L.C. has redeemed the property hereinafter described from the sale herein above set forth and described.

NOW THEREFORE, in consideration of these premises, to the North Shelby County Fire and Emergency Medical District in hand paid by 100 Inverness, L.L.C. receipt of which is hereby acknowledged, the **North Shelby County Fire and Emergency Medical District** does hereby release, convey and quitclaim unto the said 100 Inverness, L.L.C. all of the title to the property hereinafter described, which the North Shelby County Fire and Emergency Medical District or the purchaser at said sale derived by virtue of the sale hereinabove described and recorded in the Probate Records of Shelby County as: Instrument #: 20091230000476800, which said real estate situated in Shelby County, Alabama is described as follows, to-wit:

**STREET ADDRESS:** 100 Inverness Ln  
**PID** 10-1-01-0-001-003.011 & 10-1-01-0-001-003.012  
**LEGAL:** Composite Written Description of Phases I and II of Inverness Apartments



**All that piece of parcel of land lying in Section 1, Township 19 South, Range 2 West in Shelby County, Alabama, on the Northwest side of Valleydale Road (County Road #17) and more particularly described as follows:**

**Commence at the Southwest Corner of Section 1, Township 19 South, Range 2 West, and run North 00-44-20 West along the West line of said section a distance of 736.29 feet to a point on the Northwest right of way line of Valleydale Road; thence running North 36-51-30 East and along the Northwest right of way line of Valleydale Road a distance of 461.00 feet to the point of beginning of a curve to the right having a central angle of 13-18-50 a radius of 1949.86 feet, and an arc of 453.09 feet; thence continuing along said arc a distance of 453.09 feet to a point; thence tangent to the last described curve and North 50-10-20 East a distance of 55.39 feet to the point of beginning of a curve to the left having a central angle of 14-56-50 a radius of 2824.79 feet and an arc of 736.93 feet; thence continue along said arc a distance of 736.93 feet to a point; thence tangent to the last described curve and North 35-13-30 East a distance of 148.23 feet to a point on the Northwest right of way line of Valleydale Road and the point of beginning of the composite description of Phase I and Phase II of Inverness Apartments; thence running with the Northwest margin of Valleydale Road (County Road 17) S34-21-15W for 27.01 feet to an iron bar found; thence leaving Valleydale Road and running with property of LaPetite Academy N86-38-06W for 255.49 feet (past iron pin at 117.11 feet) to an iron pin; thence with property of Meobes and Hagwood for two-courses to-wit:**

**N26-16-07E for 73.82 feet to an iron pin; thence N43-17-54W for 330.72 feet to an iron pin; thence running with property of Metropolitan Life Insurance Company along Fairway #14 and 13 for four courses to-wit: N07-41-55E for 602.64 feet to an iron pin; thence N03-22-27W for 72.62 feet to an iron pin; thence N26-07-37W for 232.88 feet to an iron pin; thence N02-03-53E for 62.69 feet to a point in or near the water line of Lake Heather (aka Inverness Lake); sold property being the beginning of a traverse line of 496 foot contour of Lake Heather which is the true boundary line; thence with the traverse line of the 496 foot contour for twenty nine (29) courses to-wit;**

**N20-03-23E for 108.45 feet to a point; thence N01-41-53E for 71.25 feet to a point; thence N80-14-23E for 50.16 feet to a point; thence N40-00-53E for 36.03 feet to a point; thence N45-02-37W for 44.67 feet to a point; thence N05-14-23E for 128.67 to a point; thence N22-52-53E for 81.60 feet to a point; thence N86-13-23E for 71.18 feet to a point; thence S37-59-07E for 67.85 feet to a point; thence N58-20-23E for 164.45 feet to a point; thence N44-46-23E for 116.75 feet to a point; thence S38-17-07E for 56.17 feet to a point; thence S12-17-07E for 44.50 feet to a point; thence S77-33-07E for 158.75 feet to a point; thence N61-18-53E for 144.47 feet to a point; thence S74-05-07E for 79.17 feet to a point; thence S22-58-37E for 69.97 feet to a point; thence S10-12-37E for 100.14 feet to a point; thence S46-01-07E for 64.83 feet to a point; thence N03-29-35E for 5.68 feet to a point; thence S87-06-00E for 146.25 feet to a point; thence N51-34-16E for 94.14 feet to a point; thence N21-13-13E for 171.10 feet to a point; thence N66-55-18E for 125.00 feet to a point; thence S63-52-39E for 115.83 feet to a point; thence N09-41-42W for 49.45 feet to a point; thence**



N74-52-56E for 23.20 feet to a point; thence N51-09-29W for 80.97 feet to a point; thence N46-53-52W for 11.43 feet to an iron pin; thence leaving 496 contour and running with property of Metropolitan Life Insurance Company due East (S90-00-00E) for 231.01 feet to an iron pin on the Northwest margin of Valleydale Road (County Road 17); thence running with the Northwestern margin of Valleydale Road for three (3) courses to-wit: S16-16-20W for 69.40 feet to a point; thence a curve to the left with accord bearing of S25-46-21W for 696.06 feet (R=2108.59 feet; L=699.26 feet) to a point; thence S35-13-30W for 1417.11 feet to the Place and Point of Beginning. Contains 39.01 acres more or less.

(In the event any description of the subject property above should differ, the legal description will be followed).

The North Shelby County Fire and Emergency Medical District warrants that it has not caused any action to encumber the above describe real property while it has held title to the same.

TO HAVE AND TO HOLD unto the said 100 Inverness, L.L.C., his/her/their/its successors and assigns.

It is the purpose and intention of this conveyance to evidence the redemption of said above described property from the sale herein described, but this deed shall not operate to divest any other right, title, interest or claim which the North Shelby County Fire and Emergency Medical District may have or claim on account of any other fire service charge or encumbrances against said property.

IN WITNESS WHEREOF, I, Charles Waldrop, as Treasurer of the Board of Trustees of the North Shelby County Fire and Emergency Medical District as aforesaid, have hereunto set my hand and seal this the 3 Day of the Month of May, 2010.

Charles Waldrop  
Charles Waldrop, Treasurer of Trustees of the  
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 Charles Waldrop, whose name as Treasurer of the Board of 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of the said North Shelby County Fire and Emergency Medical District.

Given under my hand this 3 day of the month of May, 2010.

Dianne B. Alexander  
NOTARY PUBLIC

MY COMM: EXP: \_\_\_\_\_

Dianne B. Alexander  
Notary - State at Large  
My Commission Expires  
May 7, 2011