

Send Tax Notices to:
Jennings Properties & Investments, LLC
P.O. Box 59303
Birmingham, AL 35259


20110831000257750 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
08/31/2011 03:24:02 PM FILED/CERT

FIRE DISTRICT SERVICE CHARGE SALE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, the property hereinafter described was assessed for Fire District Service Charges by the North Shelby County Fire & Emergency Medical District under the authority of Act 62 H213 Special Session 1977 (Acts 1977 p. 1483) as amended by Act No. 79-369, First Special Session 1979 and Act 82-663 First Special Session 1982 and subsequently Act No. 99-245 Regular Session 1999, and Amendment 369 to the Alabama Constitution, as amended and Section 11-48-49, et.seq., Code of Alabama, 1975; and

WHEREAS, the assessment aforesaid upon said property hereinafter described, remained due and unpaid through the billing year 2010/2011 and delinquent at the date of the sale thereof, as hereinafter set forth; and

WHEREAS, by virtue of the authority vested in her by law, Stephanie Lanier Weems as attorney for the North Shelby County Fire & Emergency Medical District did, on the 30th day of August, 2011, at a sale begun and publicly held on said day, between the legal hours of sale, offer for sale at the Shelby County Courthouse, to the highest bidder for cash, the property hereinafter described for the purpose of paying said assessment and the interest and attorneys fees and costs then due and turned over for collection to the law firm of Massey, Stotser & Nichols, P.C. and remaining unpaid on said property, after having first given notice once per week for three consecutive weeks by publication in the Shelby County Reporter, a newspaper published and of general circulation in Shelby County, Alabama, that said property would be sold at the aforesaid time and place and for the aforesaid purpose to the highest bidder for cash; and

WHEREAS, at the time and place aforesaid, the highest and best bid obtained for the property described in the aforementioned was the bid of Jennings Properties & Investments, LLC (hereinafter, Grantee) in the amount of Eight Hundred Eighty-Six and 06/100 Dollars (\$886.06) which sum was the whole amount of said assessment, interest, late fees, attorneys fees and costs then due as of the date of sale, and the said property was then and there sold for said price.

NOW THEREFORE, in consideration of the premises and the payment made, North Shelby County Fire & Emergency Medical District, as transferee, does grant, bargain, sell and convey unto the Grantee the following described real property situated in Shelby County, Alabama, to-wit:

403 Morning Sun Drive Birmingham, Alabama 35242

Unit 403, in Horizon a Condominium as established by that certain Declaration of Condominium of Horizon, a Condominium which is recorded in Instrument 2001-40927 to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, page 141 in the Probate Office of Shelby County, Alabama and to which said Declaration of Condominium the By Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D: together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium

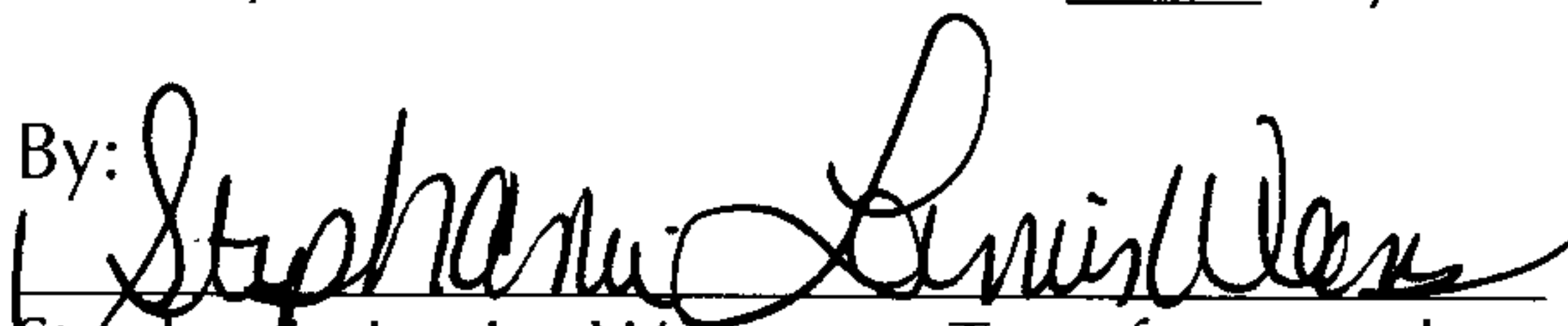
PID # 10-1-01-0-991-025.000

Grantor: RBC Bank

TO HAVE AND TO HOLD, the above described property unto the said Grantee, its successor and assigns, subject, however, to all statutory rights of redemption as provided by law.

IN WITNESS WHEREOF, I, Stephanie Lanier Weems, attorney for the North Shelby County Fire & Emergency Medical District as aforesaid, have hereunto set my hand and seal, this the 30th day of August, 2011.

By:



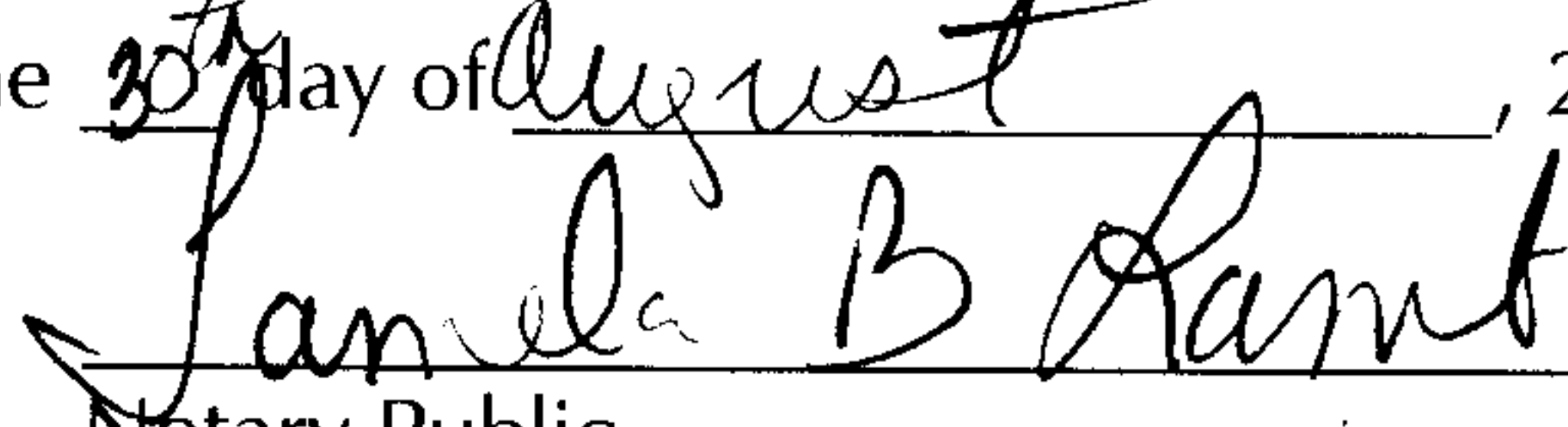
Stephanie Lanier Weems as Transferee and
Auctioneer on behalf of North Shelby
County Fire & Emergency Medical District

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Stephanie Lanier Weems, whose name 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of August, 2011.

Shelby County, AL 08/31/2011
State of Alabama
Deed Tax: \$1.00



Notary Public

My Commission Expires:

10/27/11