

2012110600042/220 1// \$30.00 Shelby Cnty Judge of Probate, AL 11/06/2012 02:04:40 PM FILED/CERT

After Recording Return To:
Advantage Title Company, LLC
2037 Liberty Road
Eldersburg, MD 21784
AT-36244 REO

Re: File #T11042606

Cross Reference: Deed Instrument No.: 20110114000014860, Shelby County, AL records. Cross Reference: Deed Instrument No.: 20090630000251480, Shelby County, AL records.

Cross Reference: Plat Book 26, Page 19, Shelby County, AL records.

### **AFFIDAVIT**

BEFORE ME, the undersigned officer duly authorized to administer oaths appeared DAVID C. SCHUMACHER, who, being duly sworn, deposes and states on oath as follows:

1

I am over the age of 18 years and suffer under no legal disability. I have personal knowledge of the facts contained herein and they are true.

2.

In May 2012, Notice of Right to Redeem was initiated regarding real property commonly known as Vacant land 1374 Shelby Forest Court, Chelsea, AL 35043, Tax Parcel Identification Number: 15-4-17-0-000-005-116 in Shelby County, Alabama. During the process of the Right to Redeem, service was attempted or obtained on all affected parties. A copy of Notice with proof service is attached hereto as Exhibit "A". For supporting documentation, please contact Tax Title Services, Inc.

3.

This Affidavit is made and given to reflect in the Deed Records of Shelby County, Alabama that the transaction evidenced herein occurred, and to provide evidence of that transaction as a matter of public record. This Affidavit is further given with the knowledge and understanding that it has been relied upon by ADVANTAGE TITLE COMPANY in issuing an owner's title insurance policy and by future purchasers, lenders, title examiners, title insurance agents, title insurance underwriters, and closing attorneys.

David C. Schumacher

STATE OF (California)

ACKNOWLEDGMENT

COUNTY OF Orange

On 9/27/12 before me, Ryan D. Meredith, a Notary Public in and for said county, personally appeared

David C. Schumacher, personally known to (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are

known to (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RYAN D. MEREDITH
Commission # 1825172
Notary Public - California
Orange County

My Comm. Expires Nov 28, 2012

Notary Public in and for said County and State

My Commission Expires: 11 38 12

## Tax Title Services, Inc.

4590 MacArthur Blvd., Suite 300, Newport Beach, CA 92660 (949) 798-1180; Fax: (949) 798-1190 Website: www.taxtitleservices.com

Email: dschumacher@taxtitleserivces.com or taxtitleservices@aol.com

## THIS IS AN IMPORTANT LEGAL NOTICE, PLEASE READ IT CAREFULLY.

May 16, 2012 T11042606

### Certified Mail & First Class Mail

Shelby Forest Estates, LLC f/k/a North Shelby Development, LLC c/o Kenneth B. Weygand, Registered Agent 2233 Cahaba Valley Drive Birmingham, AL 35244

20121106000427220 2/7 \$30.00 Shelby Cnty Judge of Probate, AL 11/06/2012 02:04:40 PM FILED/CERT

Re: Property:

Address: Lot 427 Shelby Forest Estates commonly known as

1374 Shelby

Forest Court, Chelsea, AL 35043

Parcel Identification Number: 15-4-17-0-000-005-116;

Legal Description:

LOT 427, SHELBY FOREST ESTATES 4TH SECTOR,

MAP BOOK 26, PAGE 019

County of Shelby, State of Alabama

To Whom It May Concern:

Tax sale title to the above described property has been sold by the Shelby County tax collector on May 8, 2006 for non-payment of the property taxes as shown in the attached tax deed. You have been identified as a person/entity who may have an interest in this property per the attached deed(s).

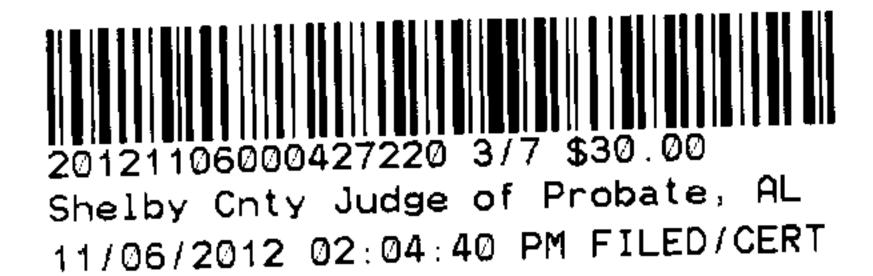
A property owner or interest owner may redeem a property sold at a tax sale through the county tax collector for a (3) three year period following the date of the sale. That period to redeem through the county expired on May 8, 2009.

We are making sure of your awareness of the above property tax sale and if not, we wanted to make sure you knew that the property taxes were due and that if not paid the property would be sold by the county tax collector to collect the monies owed to the county.

As holder of the tax deed, per Alabama Statute 40-10-74, Tax Ease Lien Investments I, LLC & Terra Portfolio Investments, LLC are entitled to immediate possession of the property subject only to any redemption rights you or others may have under the Code of Alabama or any other applicable law. Please be advised that per Statute 40-10-74, Tax Ease Lien Investments I, LLC & Terra Portfolio Investments, LLC demands that you surrender immediate possession of the property.

You may still have certain rights to redeem the property, including the right to file a lawsuit and pay into court the amount paid for the property, subsequent taxes paid by the tax deed holder, fees, costs and expenses plus interest on those amounts. To confirm those rights and any other rights you may have, you should consult an attorney.

Although the tax deed purchaser has the right to immediate possession of the property, you may still be able to secure your interest in the property faster and cheaper than in court by directly redeeming the monies owed to the tax sale purchaser of the property or if you don't have any intentions of redeeming, the party who purchased the property would like to get a quitclaim deed from you to clear the chain of title to them. They are willing to offer some money for your time in helping them do this as well as possibly create a tax deduction loss (please consult with your tax advisor). A quitclaim deed will also eliminate further inconveniences and possible liability for you.



This notice of redemption will expire in 60 days and/or your interest in the property may be terminated if you do not file a lawsuit in accordance with law. If you fail to either surrender possession of the property as requested or to redeem the property taxes directly with the tax deed holder, legal action will be initiated in order to take possession of the property.

Please contact us at your earliest convenience to discuss redeeming the property to secure your interest in the property or if not redeeming, receiving some money for a quitclaim deed by calling me at 949.798.1180 - Ext 222 or you can email me at dschumacher@taxtitleservices.com. I will do the rest in handling the redemption or quitclaim deed.

If you have any questions or need further information, please let me know. Thank you!

Sincerely,

Dave Schumacher - President

Tax Title Services, Inc.

(949) 798-1180 x222; Fax (949) 798-1185

Email: dschumacher@taxtitleservices.com or taxtitleservices@aol.com

PLEASE BE GOVERNED ACCORDINGLY. THIS MAY AFFECT YOUR LEGAL RIGHTS, IS NOT INTENDED AS LEGAL ADVICE AND YOU MAY WISH TO CONSULT WITH COUNSEL OF YOUR CHOICE REGARDING THIS NOTICE.

# Certified Mail Return Receipt & First Class Mail Addresses for Lot 427 Shelby Forest Estates commonly known as 1374 Shelby Forest Court, Chelsea, AL 35043; Shelby County; Parcel Identification No. 15-4-17-0-000-005-116 T11042606

Shelby Forest Estates, LLC f/k/a North Shelby Development, LLC c/o Kenneth B. Weygand, Registered Agent 2233 Cahaba Valley Drive Birmingham, AL 35244

Kenneth B. Weygand, Registered Agent Shelby Forest Estates, LLC f/k/a North Shelby Development, LLC 5313 Meadow Brook Road Birmingham, AL 35242-3316

Caledonian, Inc., Member Shelby Forest Estates, LLC c/o Kenneth B. Weygand, President 2233 Cahaba Valley Drive Birmingham, AL 35244

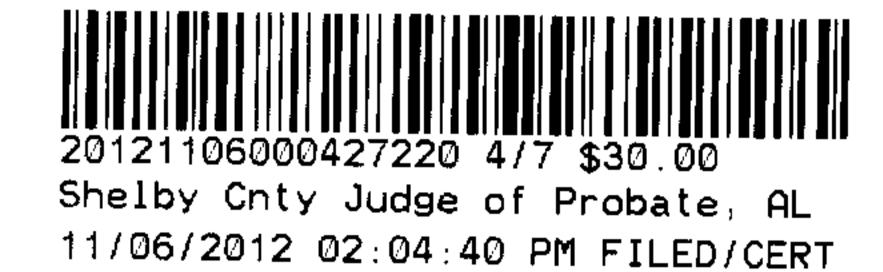
Kenneth B. Weygand, President Caledonian, Inc., Member Shelby Forest Estates, LLC 5313 Meadow Brook Road Birmingham, AL 35242-3316

Caledonian, Inc., Member Shelby Forest Estates, LLC c/o John D. Baird, Registered Agent 1776 Independence Court Birmingham, AL 35216

John D. Baird, Registered Agent Caledonian, Inc., Member Shelby Forest Estates, LLC 3810 Carisbrooke Circle Hoover, AL 35226-1400

Donald M. Action, Member Shelby Forest Estates, LLC 1309 Greystone Parc Drive Birmingham, AL 35242-7286

Donald M. Action, Member Shelby Forest Estates, LLC 2232 Cahaba Valley Drive, Ste. 101 Birmingham, AL 35242-9607



William F. Spratlin, Member Shelby Forest Estates, LLC 901 Hidden Rdg Chelsea, AL 35043-6229

William F. Spratlin, Member Shelby Forest Estates, LLC PO Box 354 Chelsea, AL 35043-0354

Rodney D. McGinnis, Member Shelby Forest Estates, LLC 120 Summer Circle Birmingham, AL 35242-3541 20121106000427220 5/7 \$30.00 Shelby Cnty Judge of Probate, AL 11/06/2012 02:04:40 PM FILED/CERT

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+- <u>Return</u>	Thu, 05/17/12, 12:28:35 PM \$4.950	Tue, 06/05/12, 10:33:00 AM	© 007455251 First-Class Mail	12032903	71107	Sentell	LA	
<b>✓</b> <u>Delivered</u>	Thu, 05/17/12, 12:27:58 PM <i>\$4.950</i>	Mon, 05/21/12, 04:02:00 PM	007455237	12032903	71107	Sentell	LA	
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₽ In Transit	Thu, 05/17/12, 12:26:08 PM \$4.950	Tue, 06/05/12, 10:32:00 AM	© 007455183 First-Class Mail	12032903	71107	Sentell	LA	
→ <u>Return</u>	Thu, 05/17/12, 12:25:09 PM \$4.950	Fri, 06/22/12, 12:46:00 PM	© 007455213  First-Class Mall	12032903	71104	Shreveport	LA	
	Thu, 05/17/12, 12:24:09 PM \$4.950	Mon, 05/21/12, 02:23:00 PM	<b>007455176</b> First-Class Mail	12032903	75019	Coppell	тх	
	Thu, 05/17/12, 12:23:31 PM \$4.950	Tue, 05/22/12, 02:30:00 PM	<b>8</b> 007455169	12032903	71107	Sentell	LA	
	Thu, 05/17/12, 12:22:16 PM \$4.950	Sat, 06/16/12, 06:05:00 AM	© 007455152  First-Class Mail	12032903	71107	Sentell	LA	
∄# <u>In Transit</u>	Wed, 05/16/12, 11:12:43 AM \$4.750	Thu, 06/14/12, 03:06:00 AM	© 007455053  First-Class Mail	T11042606	35043	Chelsea	AL	
	Wed, 05/16/12, 11:12:23 AM \$4.750	Tue, 05/22/12, 03:45:00 PM	<b>■ 007455060</b> □ First-Class Mail	T11042606	35043	Chelsea	AL	
	11:12:02 AM <i>\$4.750</i>	04:11:00 PM	© 007455084	T11042606	35242	Vestavia Hills	AL	
—	Wed, 05/16/12, 11:11:42 AM \$4.750	Mon, 06/25/12, 03:42:00 AM	<b>007455091</b> First-Class Mall	T11042606	35226	Vestavia Hills	AL	
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First-Class Mail...

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Daily manifest

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✓ <u>Delivered</u>	Wed, 05/16/12, 11:10:22 AM \$4.750	Mon, 05/21/12, 02:56:00 PM	© 007455114 [ First-Class Mail	T11042606	35242	Vestavia Hills	AL
	Wed, 05/16/12, 11:10:03 AM \$4.750	Mon, 06/25/12, 03:42:00 AM	© 007455121 First-Class Mall	T11042606	35244	Riverchase	AL
✓Delivered	Wed, 05/16/12, 11:09:43 AM \$4.750	Mon, 05/21/12, 02:56:00 PM	<b>8</b> 007455138	T11042606	35242	Vestavia Hills	AL
	Wed, 05/16/12, 11:09:24 AM \$4.750	Mon, 06/25/12, 03:42:00 AM	<b>8 007455145</b> <i>First-Class Mail</i>	T11042606	35244	Riverchase	AL
	Wed, 05/16/12, 11:09:00 AM \$4.750	Sun, 05/20/12, 10:29:00 PM	© 007455046  First-Class Mail	T11042606	35242	Vestavia Hills	AL •
✓ <u>Delivered</u>	Mon, 05/14/12, 03:00:46 PM \$4.950	Frl, 05/18/12, 07:09:00 AM	© 007398381 First-Class Mail	T12041807	28255	Charlotte	NC
<b>✓</b> <u>Delivered</u>	Mon, 05/14/12, 03:00:28 PM \$4.750	Fri, 05/18/12, 11:00:00 AM	© 007398367	] T12041807	32714	Forest City	FL
Delivered	Mon, 05/14/12, 03:00:10 PM \$4.750	Fri, 05/18/12, 12:00:00 PM	007398350	T12041807	34747	Reunion	FL
ा स् <sup>‡</sup> In Transit	Thu, 05/10/12, 04:25:37 PM \$5.150	Mon, 05/14/12, 04:37:00 AM	007398343  First-Class Mall	T12032310	47708	Evansville	IN
□ #In Transit	Thu, 05/10/12, 12:46:36 PM \$5.150	Sat, 05/12/12, 01:36:00 AM	O07398305  First-Class Mail	T12030902	92705	Santa Ana	CA
<b>✓</b> <u>Delivered</u>	Thu, 05/10/12, 12:46:06 PM <i>\$4.950</i>	Mon, 05/14/12, 11:31:00 AM	007398329	T12030902	95129	San Jose	CA
	Thu, 05/10/12, 12:45:45 PM \$5.150	Thu, 05/17/12, 03:40:00 PM	007398312  First-Class Mall	T12030902	50008	Rolling Mead	ΙL
,		Sat, 05/12/12, 01:30:00 AM	007398336 First-Class Mail	T12030902	92614	Irvine	CA

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