



20121106000427220 1/7 \$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.

 (SEAL)
David C. Schumacher

STATE OF California)

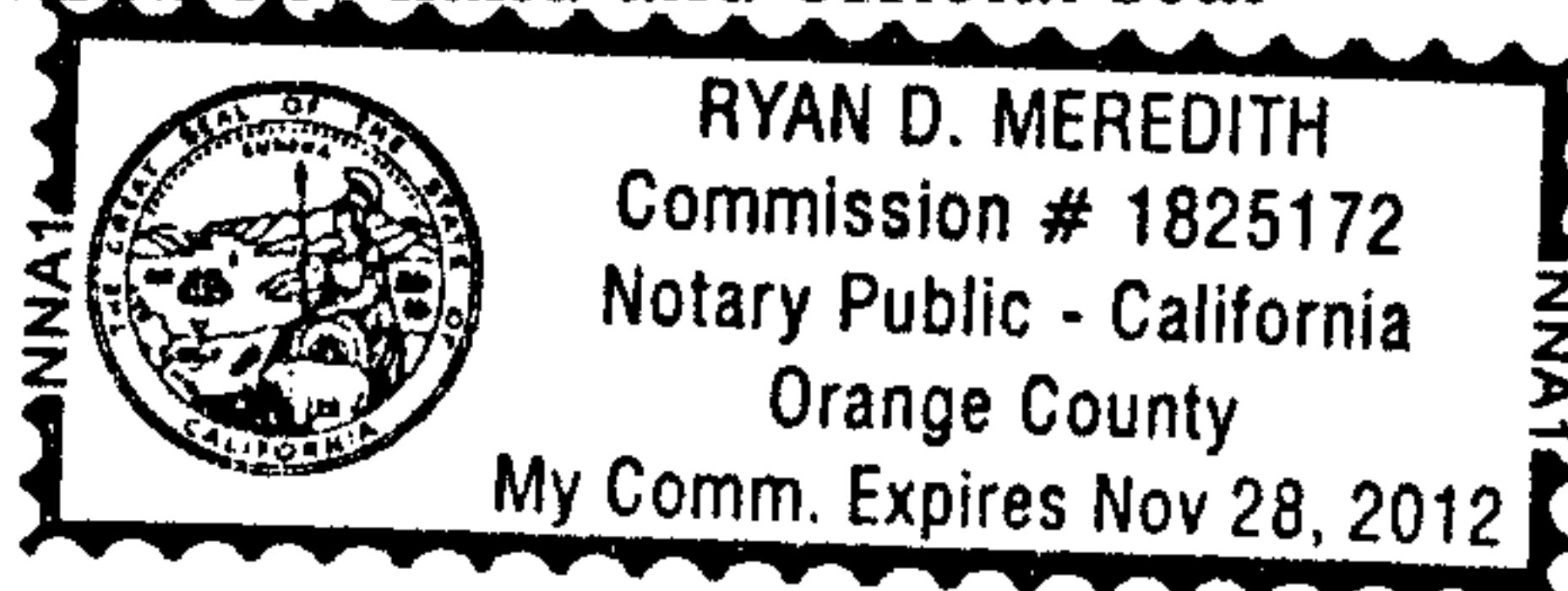
COUNTY OF Orange)


ACKNOWLEDGMENT

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
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.


WITNESS my hand and official seal




Notary Public in and for said County and State
My Commission Expires: 11/28/12

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

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.


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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,

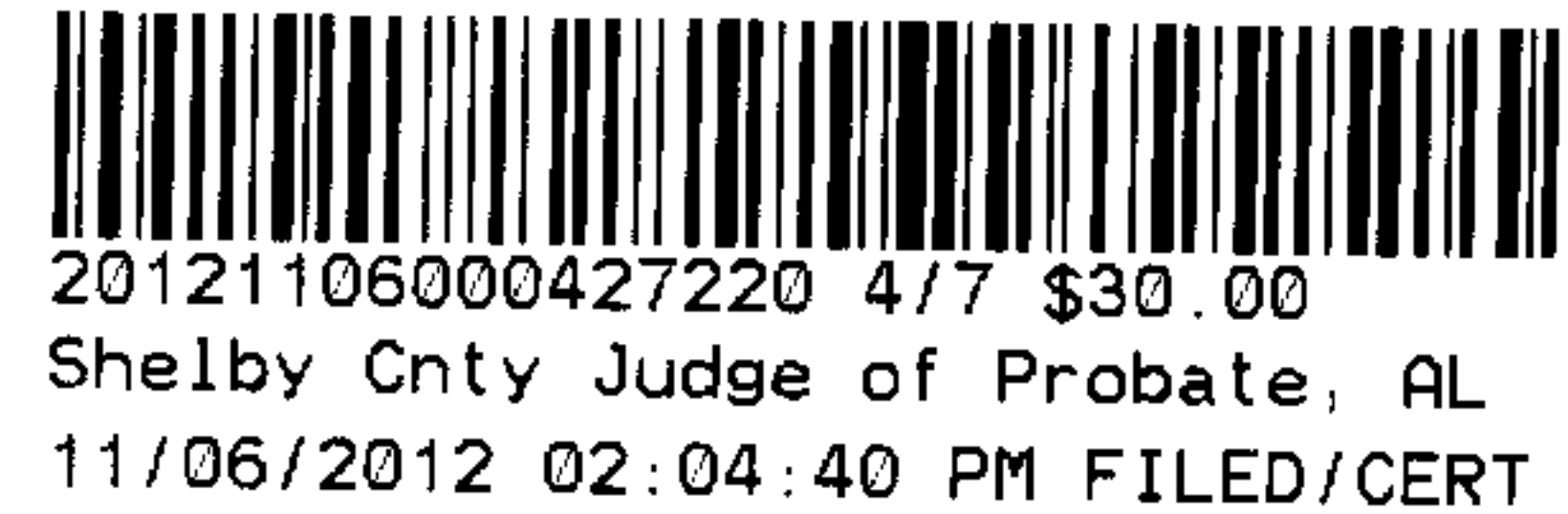


Dave Schumacher – President
Tax Title Services, Inc.
(949) 798-1180 x222; Fax (949) 798-1185
Email: dschumacher@taxtitleservices.com or taxtitleservices@aol.com

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

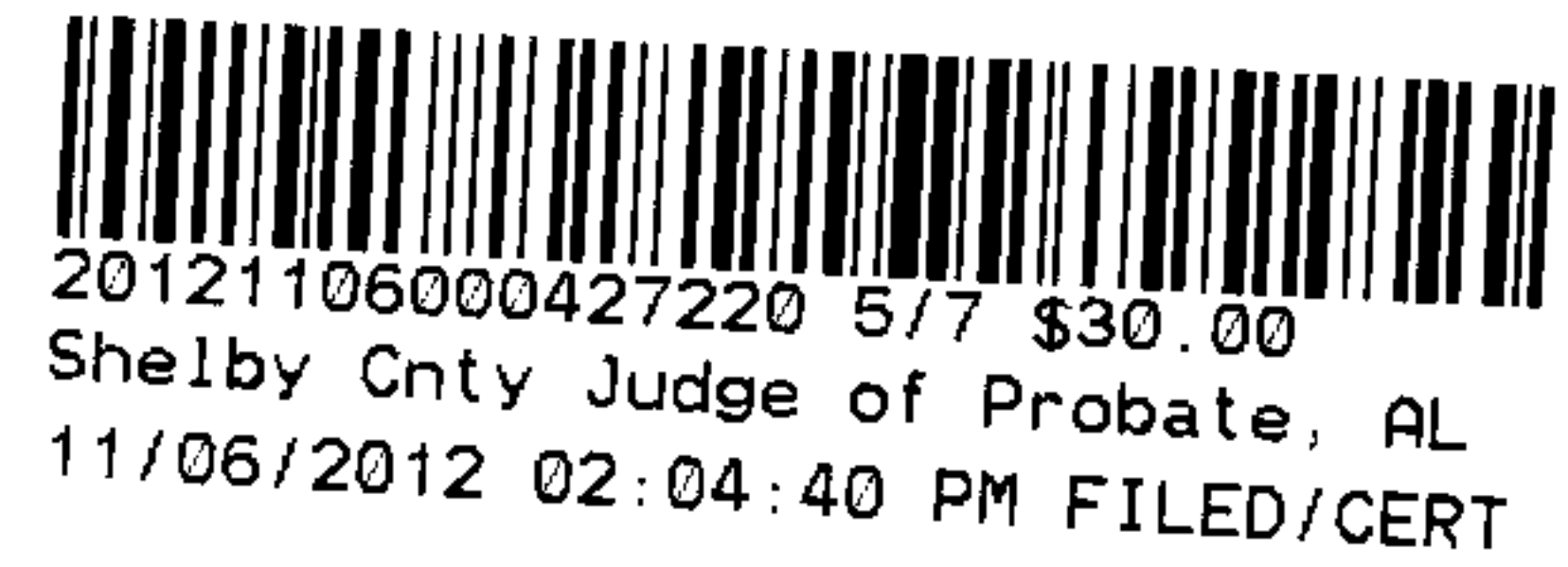
Donald M. Action, Member
Shelby Forest Estates, LLC
1309 Greystone Parc Drive
Birmingham, AL 35242-7286

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



My Online Services

Systems	Reports	E-Services	Supplies
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Profile Print Guide Export

Home > E-Services

E-Services ?

Period from: May, 2012

Period to: May, 2012

Report Type: All

Or

Tracking Number:

Meter Location: Meter 10617387 at 4590 MACARTHUR BLVD STE 300 , NEWPORT BEACH , US

Sender ID:

Search

☒ e-Certified Mail ☐ e-Delivery Confirmation ☒ e-Signature Confirmation ☒ e-Return Receipt
Signature available



20121106000427220 6/7 \$30.00
Shelby Cnty Judge of Probate, AL
11/06/2012 02:04:40 PM FILED/CERT

Status	Mailing Date Mailing Time Amount	Status Date	Tracking # Class of Mail Sender ID	Sender ID	ZIP Code	City	State
<input type="checkbox"/> Return	Thu, 05/17/12, 12:28:35 PM \$4.950	Tue, 06/05/12, 10:33:00 AM	<input checked="" type="checkbox"/> 007455251 First-Class Mail...	12032903	71107	Sentell	LA
<input type="checkbox"/> Delivered	Thu, 05/17/12, 12:27:58 PM \$4.950	Mon, 05/21/12, 04:02:00 PM	<input checked="" type="checkbox"/> 007455237 First-Class Mail...	12032903	71107	Sentell	LA
<input type="checkbox"/> Delivered	Thu, 05/17/12, 12:27:01 PM \$4.950	Mon, 05/21/12, 09:00:00 AM	<input checked="" type="checkbox"/> 007455190 First-Class Mail...	12032903	71107	Sentell	LA
<input type="checkbox"/> In Transit	Thu, 05/17/12, 12:26:08 PM \$4.950	Tue, 06/05/12, 10:32:00 AM	<input checked="" type="checkbox"/> 007455183 First-Class Mail...	12032903	71107	Sentell	LA
<input type="checkbox"/> Return	Thu, 05/17/12, 12:25:09 PM \$4.950	Fri, 06/22/12, 12:46:00 PM	<input checked="" type="checkbox"/> 007455213 First-Class Mail...	12032903	71104	Shreveport	LA
<input type="checkbox"/> Delayed	Thu, 05/17/12, 12:24:09 PM \$4.950	Mon, 05/21/12, 02:23:00 PM	<input checked="" type="checkbox"/> 007455176 First-Class Mail...	12032903	75019	Coppell	TX
<input type="checkbox"/> Delivered	Thu, 05/17/12, 12:23:31 PM \$4.950	Tue, 05/22/12, 02:30:00 PM	<input checked="" type="checkbox"/> 007455169 First-Class Mail...	12032903	71107	Sentell	LA
<input type="checkbox"/>	Thu, 05/17/12, 12:22:16 PM \$4.950	Sat, 06/16/12, 06:05:00 AM	<input checked="" type="checkbox"/> 007455152 First-Class Mail...	12032903	71107	Sentell	LA
<input type="checkbox"/> In Transit	Wed, 05/16/12, 11:12:43 AM \$4.750	Thu, 06/14/12, 03:06:00 AM	<input checked="" type="checkbox"/> 007455053 First-Class Mail...	T11042606	35043	Chelsea	AL
<input type="checkbox"/> Delivered	Wed, 05/16/12, 11:12:23 AM \$4.750	Tue, 05/22/12, 03:45:00 PM	<input checked="" type="checkbox"/> 007455060 First-Class Mail...	T11042606	35043	Chelsea	AL
<input type="checkbox"/> Delivered	Wed, 05/16/12, 11:12:02 AM \$4.750	Tue, 06/12/12, 04:11:00 PM	<input checked="" type="checkbox"/> 007455084 First-Class Mail...	T11042606	35242	Vestavia Hills	AL
<input type="checkbox"/>	Wed, 05/16/12, 11:11:42 AM \$4.750	Mon, 06/25/12, 03:42:00 AM	<input checked="" type="checkbox"/> 007455091 First-Class Mail...	T11042606	35226	Vestavia Hills	AL
<input type="checkbox"/> In Transit	Wed, 05/16/12, 11:11:04 AM \$4.750	Mon, 05/21/12, 08:27:00 AM	<input checked="" type="checkbox"/> 007455107 First-Class Mail...	T11042606	35216	Vestavia Hills	AL

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Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

Delete Lines

Daily manifest

My Online Services

Profile Print Guide Export

Systems	Reports	E-Services	Supplies
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Home > E-Services

E-Services ?

Period from: May, 2012

Period to: May, 2012

Report Type: All

Or

Tracking Number:

Meter Location: Meter 10617387 at 4590 MACARTHUR BLVD STE 300 , NEWPORT BEACH , US

Sender ID:

Search

☒ e-Certified Mail ☐ e-Delivery Confirmation ☒ e-Signature Confirmation ☒ e-Return Receipt
Signature available

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11/06/2012 02:04:40 PM FILED/CERT

Status	Mailing Date Mailing Time Amount	Status Date	Tracking # Class of Mail Sender ID	Sender ID	ZIP Code	City	State
<input checked="" type="checkbox"/> Delivered	Wed, 05/16/12, 11:10:22 AM \$4.750	Mon, 05/21/12, 02:56:00 PM	<input checked="" type="checkbox"/> 007455114 First-Class Mail...	<input type="checkbox"/> T11042606	35242	Vestavia Hills	AL
<input type="checkbox"/>	Wed, 05/16/12, 11:10:03 AM \$4.750	Mon, 06/25/12, 03:42:00 AM	<input checked="" type="checkbox"/> 007455121 First-Class Mail...	T11042606	35244	Riverchase	AL
<input checked="" type="checkbox"/> Delivered	Wed, 05/16/12, 11:09:43 AM \$4.750	Mon, 05/21/12, 02:56:00 PM	<input checked="" type="checkbox"/> 007455138 First-Class Mail...	<input type="checkbox"/> T11042606	35242	Vestavia Hills	AL
<input type="checkbox"/>	Wed, 05/16/12, 11:09:24 AM \$4.750	Mon, 06/25/12, 03:42:00 AM	<input checked="" type="checkbox"/> 007455145 First-Class Mail...	T11042606	35244	Riverchase	AL
<input type="checkbox"/>	Wed, 05/16/12, 11:09:00 AM \$4.750	Sun, 05/20/12, 10:29:00 PM	<input checked="" type="checkbox"/> 007455046 First-Class Mail...	T11042606	35242	Vestavia Hills	AL
<input checked="" type="checkbox"/> Delivered	Mon, 05/14/12, 03:00:46 PM \$4.950	Fri, 05/18/12, 07:09:00 AM	<input checked="" type="checkbox"/> 007398381 First-Class Mail...	<input type="checkbox"/> T12041807	28255	Charlotte	NC
<input checked="" type="checkbox"/> Delivered	Mon, 05/14/12, 03:00:28 PM \$4.750	Fri, 05/18/12, 11:00:00 AM	<input checked="" type="checkbox"/> 007398367 First-Class Mail...	<input type="checkbox"/> T12041807	32714	Forest City	FL
<input checked="" type="checkbox"/> Delivered	Mon, 05/14/12, 03:00:10 PM \$4.750	Fri, 05/18/12, 12:00:00 PM	<input checked="" type="checkbox"/> 007398350 First-Class Mail...	<input type="checkbox"/> T12041807	34747	Reunion	FL
<input checked="" type="checkbox"/> In Transit	Thu, 05/10/12, 04:25:37 PM \$5.150	Mon, 05/14/12, 04:37:00 AM	<input checked="" type="checkbox"/> 007398343 First-Class Mail...	T12032310	47708	Evansville	IN
<input checked="" type="checkbox"/> In Transit	Thu, 05/10/12, 12:46:36 PM \$5.150	Sat, 05/12/12, 01:36:00 AM	<input checked="" type="checkbox"/> 007398305 First-Class Mail...	T12030902	92705	Santa Ana	CA
<input checked="" type="checkbox"/> Delivered	Thu, 05/10/12, 12:46:06 PM \$4.950	Mon, 05/14/12, 11:31:00 AM	<input checked="" type="checkbox"/> 007398329 First-Class Mail...	<input type="checkbox"/> T12030902	95129	San Jose	CA
<input checked="" type="checkbox"/> Pending	Thu, 05/10/12, 12:45:45 PM \$5.150	Thu, 05/17/12, 03:40:00 PM	<input checked="" type="checkbox"/> 007398312 First-Class Mail...	T12030902	60008	Rolling Mead...	IL
<input type="checkbox"/>	Thu, 05/10/12, 12:45:19 PM \$5.150	Sat, 05/12/12, 01:30:00 AM	<input checked="" type="checkbox"/> 007398336 First-Class Mail...	T12030902	92614	Irvine	CA

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