

Sheriff's Deed

CV-08-56

The State of Alabama, Shelby County

Whereas, an execution issued from the Circuit Court of Chilton County, against Mikul & Associates, et al. in favor of Howard Moore, et al. on a judgment rendered in said Court at the November Term thereof, 2008, for the sum of One hundred eighty-five thousand and 00/100 ----- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 7th day of August, 2012 to execute and return according to law; and, whereas, also, divers other executions issued from the n/a were also placed in my hands, against said n/a to execution and return according to law, as will appear by reference to the records of said court, by virtue of which execution above recited, as also the other said executions, I did, as Sheriff aforesaid, levy upon the following as the property of said Mikul & Associates, et al., to wit:

Begin where the N line of the S ½ of the S ½ of Section 2, Twp 22S, R3W crosses the E ROW line of Alabama Highway 119 and run northeasterly along said road 105 feet; thence E and parallel with the N line of the S ½ of the S ½ of said section 2420 feet; thence southerly and parallel with the E line of said Highway 119 105 feet to the N line of the S ½ of the S ½; thence W along said line 420 feet to the POB. Pcl Id#: 27-1-02-0-001-014.000. Located in Shelby County, Alabama.

Or more specifically set out in Instrument# 1997-0131 recorded on 01/13/1997 in the Shelby County Probate Records.

Of which said levy then and there notice was given said defendant personally, and the said property so levied on, after having been duly advertised for sale, by giving thirty days' previous publication of the time, place, and terms of sale in the **Shelby County Reporter**, a newspaper published in **Columbiana, Alabama**, and also by posting at the Courthouse door of said County an advertisement of said sale for thirty days previous, was offered for sale at the **Shelby County Courthouse** in the **City of Columbiana, Alabama** between the legal hours of sale, on the 2nd Monday in October, 2012, at which said sale Clyde W. Pearce, Jr. became the purchaser of said property so levied on as aforesaid, for the sum of Twenty thousand and 00/100 ----- Dollars, being the highest, best, and last bid for the same.

Now, therefore, Know all Men by the Presents, That for and in consideration of the premises,
and of the payment by said Clyde W. Pearce, Jr. of the sum of Twenty thousand and 00/100 -----
Dollars, the receipt of which is hereby acknowledged, I do hereby convey, transfer, and set over to the said
Clyde W. Pearce, Jr. all the legal right, title, interest, and claim which the said Mikul & Associates, et al.
had and held in and to the foregoing described premises.

In Witness Whereof, I have hereunto set my hand and seal, this 8th day of October, 2012.


 (Seal)

Sheriff of Shelby County.

The State of Alabama, Shelby County

I, **Krissie Masters**, hereby certify that **Chris Curry**, 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 the
conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 8th day of October, 2012.



Notary Public
My commission expires: 11-20-12

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Shelby Co Sheriff
Mailing Address _____

Grantee's Name Clyde W. Pearce
Mailing Address 1301 Paradise Court NW
Wilsonville AL
35186


Property Address 4360 Hwy 119

Date of Sale _____
Total Purchase Price \$ 20,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____


20121119000444970 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
11/19/2012 03:34:35 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/19/12

Print Clyde W. Pearce

☐ Unattested

(verified by)

Sign Clyde W. Pearce

(Grantor/Grantee/Owner/Agent) circle one