

The State of Alabama, Shelby County

Whereas, an execution issued from the Circuit Court of Shelby County, against M T Adams in favor of D Comption on a judgment rendered in said Court at the June Term thereof, 2008, for the sum of Forty two thousand nine hundred sixty six and 00/100 ----- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 28th 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 M T Adams, to wit:

Parcel I:

A house and lot at 150 Davis Street, Montevallo, AL 35115 described as: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §3, Twp 24N, R12E, and run E 349.32 feet to the point of beginning: Thence run N 97.04 feet; thence run NE 255.46 feet to the W right of way of Davis Street; thence run SE along said right of way 98.35 feet to the N right of way of Montgomery Street; thence SW along said right of way 271.27 feet to the point of beginning. Assigned ad valorem tax identification number 36 2 03 2 003 008 and further described in instruments recorded at 2005:0715000354890; 2003:0080680000000; 2000:0004461700000; 1993:0003557100000; and 1993: 0034471 in the Shelby County Probate Office.

Parcel II:

A building and lot at 4074 Highway 25, Montevallo, AL 35115 described as: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §3, Twp 24N, R12E and run E 100 feet to the point of beginning: Thence continue E 200 feet; thence run NW 280.34 feet to the S right of way of Alabama State Highway 25; thence run SW along said right of way 201 feet; thence run SE to the point of beginning. Assigned ad valorem tax identification number 36 2 03 2 003 006 and further described in instruments recorded at 2004:0617000329020; 2001:0001385100000; and 1992:0002077900000 in the Shelby County Probate Office.

Parcel III:

A house and lot formerly addressed 110 Cedar Street, Montevallo, AL 35115 described as a rectangle bounded by Cedar Street (Shelby Street); Montgomery Street, Davis Street, and Alabama Highway 25 and further described as Block 7 of the Ellis Addition to Montevallo according to a survey recorded at Map book 3, page 37 of the Shelby County Probate Records, and still further described in an instrument recorded on 20 January 1999 at certificate 1999:0000268200000 in the Shelby County Probate Office as: That certain lot or square of land lying S of and adjoining the depot grounds of the Southern Railway heretofore known as and called the S H McCauley Home lot, the same measuring $\pm$ 275 feet along said Depot Grounds and running back $\pm$ 310 feet the same being situated in the Town of Montevallo and in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §3, Twp 24N, R12E and being the same property conveyed to John T McGaughey by Fannie C McDonough and John W McDonough by deed dated 01 September 1910, also being known as Block 7 according to a map of S D Brown. Consisting of 1.86 acres in §3, Twp 24N, R12E and assigned ad valorem tax identification number 36 2 03 2 003 009.

Parcel IV:

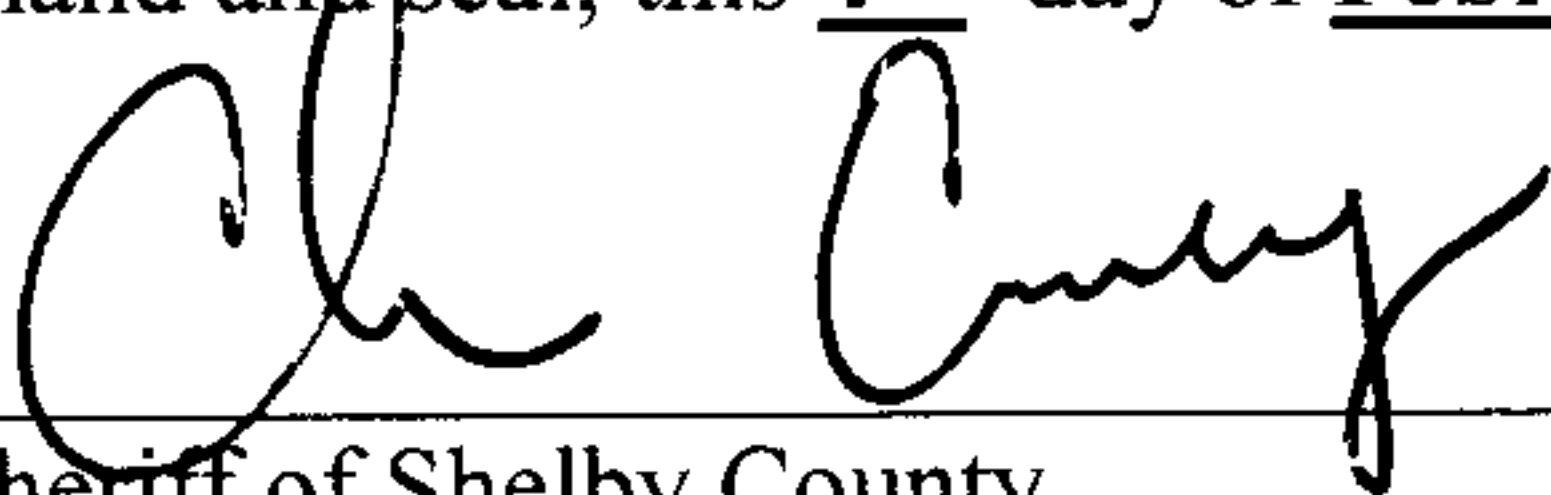
A parcel of land in §3, Twp 24, R12E described as: Commence at the NW corner of the SW $\frac{1}{4}$ of said §3, Twp 24, R12E and run E along the $\frac{1}{4}$ line 150 feet to the point of beginning: thence run SE 30 feet; thence run E 29.7 feet; thence run S 130.5 feet; thence run E 227.5 feet; thence run N 172 feet; thence run W 280 feet to the point of

beginning. Assigned ad valorem tax identification number 36 2 03 3 001 010 and further described in instruments recorded at 1992:0002077900000 and 2001:00011385100000 in the Shelby County Probate Office.

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 1st Monday in Feburary, 2013 at which said sale Steve Sears became the purchaser of said property so levied on as aforesaid, for the sum of Two 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 Steve Sears of the sum of Two thousand and 00/100 ----- Dollars, the receipt of which is hereby acknowledged, I do hereby convey, transfer, and set over to the said Steve Sears all the legal right, title, interest, and claim which the said M T Adams had and held in and to the foregoing described premises.

In Witness Whereof, I have hereunto set my hand and seal, this 4th day of February, 2013.



Sheriff of Shelby County. (Seal)

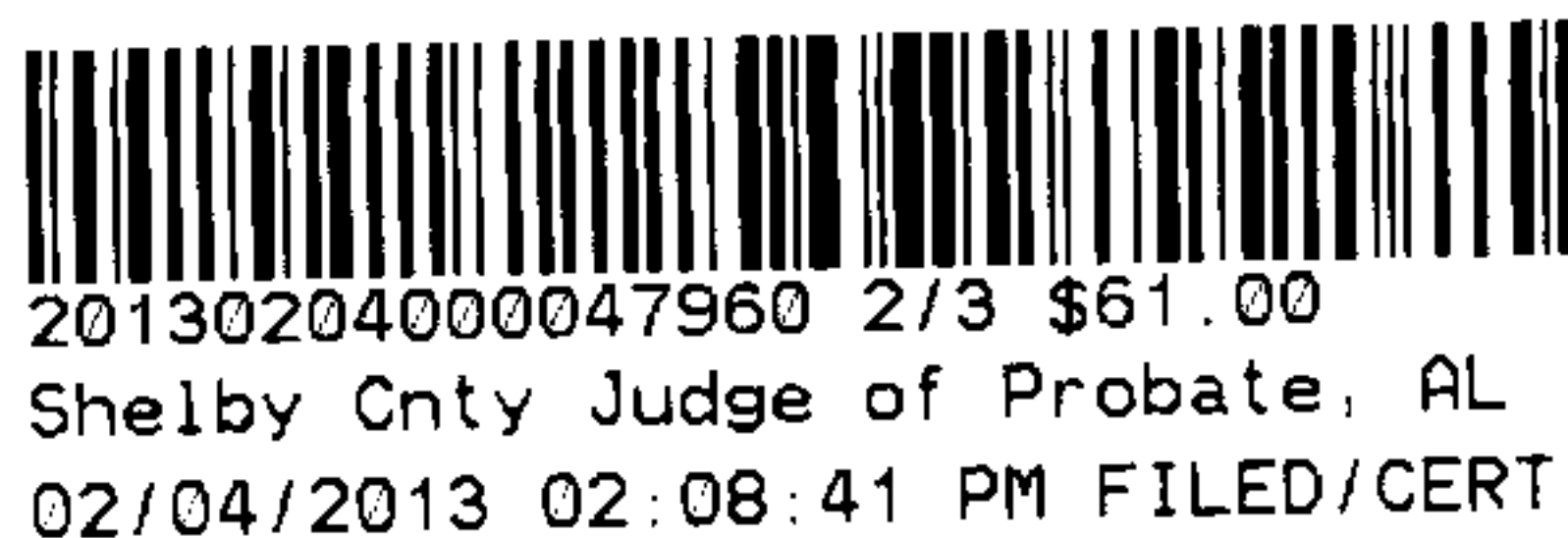
The State of Alabama, Shelby County

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 4th day of February, 2013



Notary Public
My commission expires: 11-20-16



Real Estate Sales Validation Form

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

Grantor's Name

Michael J. Adams

Mailing Address

John Montevallo Small
Engines
4074 Hwy 25
Montevallo AL 35115

Grantee's Name

Steve Sears

Mailing Address

Bx 4
Montevallo AL 35115

Property Address

150 Davis St, 4074 Hwy 25,
110 Cedar St
Montevallo AL 35115

Date of Sale

04 Feb 2013

Total Purchase Price

\$ 42,966.00

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

Sheriff execution

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

4 Feb 13

Print

Steve Sears

Sign

Steve Sears

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130204000047960 3/3 \$61.00
Shelby Cnty Judge of Probate, AL
02/04/2013 02:08:41 PM FILED/CERT