

Sheriff's Deed

The State of Alabama, Shelby County

Whereas, an execution issued from the State of Alabama Department of Revenue, against Tonja M. Sims in favor of State of Alabama Department of Revenue on a judgment rendered in said Court at the October Term thereof, 2012, for the sum of One hundred ninety eight thousand four hundred sixty two and 89/100 ----- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 30th day of October, 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 Tonja M. Sims, to wit:

Lot 1529 according to the Survey of Eagle Point – 15th Sector, as recorded in Map Book 26, Page 35, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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 February, 2013, at which said sale State of Alabama Department of Revenue became the purchaser of said property so levied on as aforesaid, for the sum of Six hundred twenty nine and 76/100 ---- 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 State of Alabama Department of Revenue of the sum of Six hundred twenty nine and 76/100 ---- Dollars, the receipt of which is hereby acknowledged, I do hereby convey, transfer,

and set over to the said State of Alabama Department of Revenue all the legal right, title, interest, and claim which the said Tonja M. Sims 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.


 (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 4th day of February, 2013.



Notary Public
My commission expires: 11-20-16


20130305000091220 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/05/2013 11:51:53 AM FILED/CERT

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 County Sheriff Dept Grantee's Name State of AL/AL Dept of Revenue
Mailing Address _____ Mailing Address 2020 Valleydale Rd, #208

_____ Hoover, AL 35244

Property Address 2003 Eagle Valley Dr Date of Sale Feb 4, 2013
Birmingham, AL 35242 Total Purchase Price \$ 629.76

_____ 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 ☐ Appraisal
☐ Sales Contract ☒ Other Auction (Public)
☐ Closing Statement

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, i

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 3/5/2013

Print Kasaly SINOYAYENGA/AL Dept of Revenue

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)

State of AL/
AL Dept of Revenue

Form RT-1