

Deed Prepared By:
Jennings Properties and Investments, LLC
P.O. Box 59303
Birmingham, AL 35259

20130307000094270 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/07/2013 10:04:50 AM FILED/CERT

Redemption Deed
Jennings Properties and Investments, LLC
To
Theodore Pihakis and Cathy Pihakis

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW BY ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the property hereinafter described, in the North Shelby County Fire & Emergency Medical District of Shelby County, Alabama was on the **thirtieth (30) day of November, 2012** sold by the President of the Board of Trustees of the North Shelby County Fire & Emergency Medical District, or his designee, by virtue of the authority vested in him/ her/them by law for the payment of certain assessments for fire prevention and emergency medical services and charges, and

WHEREAS, **Jennings Properties and Investments, LLC** (hereinafter called "Grantor(S)") purchased said property at said sale for the sum of **Nine Hundred Eighty-Six and 08/100 Dollars (\$986.08)** all of which more specifically appears by that certain deed executed by Stephanie Lanier Weems as Transferee and Auctioneer on behalf of North Shelby County Fire & Emergency Medical District, and

WHEREAS, **Theodore Pihakis and Cathy Pihakis** (hereinafter referred to as "Grantee(s)") now claims to have an interest in the property hereinafter described which is the same property that was sold at the said sale, and hence entitled to redeem from said sale, and

WHEREAS, Grantee has this day paid to Grantor, the amount for which said property was sold plus subsequent expenses and/or related expenses, and

WHEREAS, Grantee has redeemed the property hereinafter described from the sale herein above set forth and described.

NOW THEREFORE, in consideration of these premises, to Jennings Properties and Investments, LLC in hand paid by Grantee receipt of which is hereby acknowledged, the Grantor does hereby grant, convey, and quick claim unto the said Grantee all of the title to the property hereinafter described, which the Grantor, or the purchaser at said sale derived by virtue of the sale hereinabove described and recorded in the Probate Records of Shelby County, Alabama as: Instrument # **20130110000014350** which said real estate situated in Shelby County, Alabama is described as follows, to wit:

STREET ADDRESS: 2032 Wilmington Place, Birmingham, AL 35242

LEGAL ADDRESS: Lot 10 , according to the Amended map of Wilmington Place, as recorded in Map Book 30, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama

(If above descriptions differ, the legal description will be followed)

TO HAVE AND TO HOLD, the above described property unto the said Grantee, its successor and assigns, subject, however, to all statutory rights of redemption as provided by law.

IN WITNESS WHERE OF, I, Ashley L. Jennings as Managing Member of Jennings Properties and Investments, LLC, as foresaid , have hereunto set my hand and seal this 5 day March, 2013.

Shelby County, AL 03/07/2013
State of Alabama
Deed Tax: \$1.00

Ashley L. Jennings, member

Ashley L. Jennings as Managing Member
For Jennings Properties and Investments, LLC

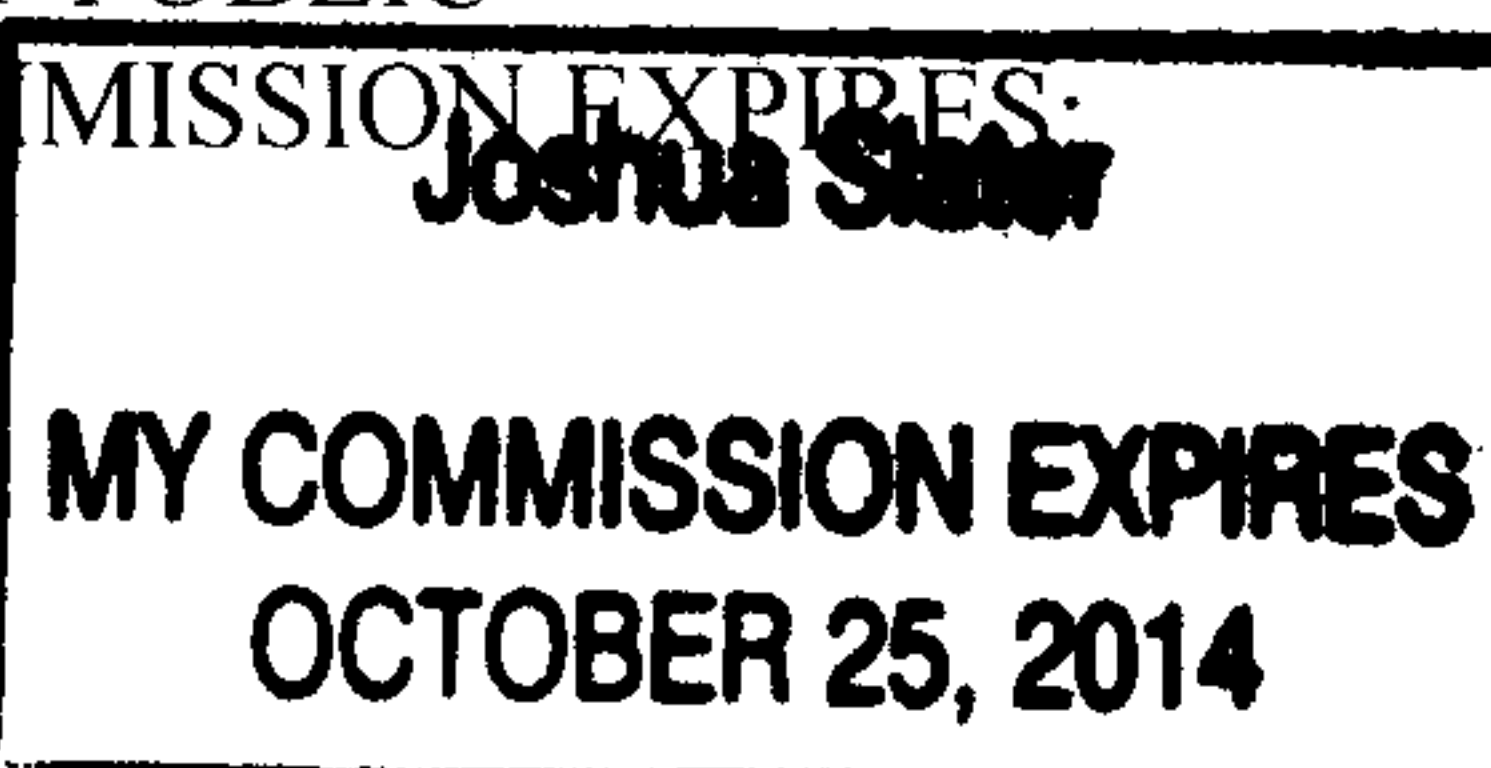
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashley L. Jennings as Managing Member of Jennings Properties and Investments, LLC, whose name appears to the foregoing instrument; and who is known to me, acknowledged before me, that being informed of the contents of said instrument, they executed the same voluntary, on the day the same bears date. Given under my hand(s) and seal(s), this 5th day of March, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

December 2014



Real Estate Sales Validation Form

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

Grantor's Name Jennings Properties and Investments, LLC
 Mailing Address P.O. Box 59303
 Birmingham, AL 35259

Grantee's Name Theodore + Cathy Pihakis
 Mailing Address 2032 Wilmington Place
Birmingham, AL 35242

Property Address 2032 Wilmington Place
Birmingham, AL
35242

Date of Sale 2/20/13
 Total Purchase Price \$
 or
 Actual Value \$

or
 Assessor's Market Value \$ 435,100 put up

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 tax appraisal

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 entity that owns the property and their current mailing address.

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

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

Date of Sale - the date on which interest in 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 2/24/13

Print Ashley Jennings

Sign Ashley Jennings
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)