


STATE OF ALABAMA)
SHELBY COUNTY)


20130819000338710 1/3 \$69.00
Shelby Cnty Judge of Probate, AL
08/19/2013 02:03:06 PM FILED/CERT

REDEMPTION DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty Seven Thousand Six Hundred Twenty One and 85/100 Dollars (\$47,621.85) to PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank (hereinafter, "Grantor"), whose address is 6750 Miller Rd, Brecksville, OH 44141, paid by Richard S Vandiver and his spouse, Hallie G. Phillips, (hereinafter, "Grantees"), herein, whose address is 1056 Southlake Cove, Birmingham, AL 35244, the receipt whereof is acknowledged, Grantor does grant, bargain, sell, and convey unto Grantees the following described property situated in Shelby County, Alabama, to-wit:

LOT 53, ACCORDING TO THE SURVEY OF SOUTH LAKE COVE RESIDENTIAL SUBDIVISION AS RECORDED IN MAP BOOK 12, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 1056 Southlake Cove, Birmingham, AL 35244

TO HAVE AND TO HOLD the above described property unto Richard S Vandiver and his spouse, Hallie G. Phillips, their heirs and assigns, forever; subject, however, to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

This is a deed of redemption for the purpose of redeeming the property described herein from the foreclosure of that certain mortgage executed by Richard S Vandiver and Deborah P Vandiver to First American Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument #20060719000349100, and evidenced by the Foreclosure Deed dated March 18, 2013, and recorded on April 8, 2013 in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument #20130408000145650.

IN WITNESS WHEREOF, the Grantor, PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank, has set its hand and seal on this 26th day of July, 2013.

PNC Bank, National Association, successor
by merger to RBC Bank (USA), successor
by merger to First American Bank
By: LAURENCE GALL
Its: BANK OFFICER

By: Laurence Gall

STATE OF Ohio

COUNTY OF Cuyahoga

I, Barbara Jean Allman, Notary Public, in and for said County in said State, hereby certify that Lawrence Gall, whose name as Bank Officer (Officer) of PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 2013.

Barbara Jean Allman
Notary Public
My Commission Expires: January 17, 2016

This Instrument prepared by:
Frank C. Bozeman, III
Quintairos, Prieto, Wood, and Boyer, P.A.
114 E. Gregory Street
Pensacola, FL 32502



BARBARA JEAN ALLMAN
Notary Public, State of Ohio
My Commission Expires
January 17, 2016



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Real Estate Sales Validation Form

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

Grantor's Name PNC Bank, National Association
Mailing Address 6750 Miller Rd.
Brecksville, OH 44141

Grantee's Name Richard S Vandiver &
Mailing Address Hallie G. Phillips
1056 Southlake Cove
Birmingham, AL 35244

Property Address 1056 Southlake Cove
Birmingham, AL 35244

Date of Sale 07/26/2013

Total Purchase Price \$ 47,621.85

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 Redemption Deed

☐ 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, if a

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 8/15/13

Print Gary Masel

☒ Unattested

Sign Gary A. Masel

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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