

STATE OF ALABAMA)
COUNTY OF SHELBY) REDEMPTION DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eight Thousand Three Hundred Fifty Nine and 68/100's (\$8,359.68) in hand paid to **PUGH ANDREWS PROPERTIES, LLC** ("Grantor"), the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby remises, releases, quitclaims, grants, sells and conveys unto **ANN MATHESON BUNN ½ INTEREST and JOHN T. MATHESON ¼ INTEREST and LESLIE H. MATHESON ¼ INTEREST**, ("Grantees"), all of Grantor's right, title, interest and claim, if any, in or to the real estate situated in Shelby County, Alabama, and for the redemption thereof, being more particularly described as follows (the "Property");

PARCEL ID 58/17/04/17/0/000/002.003 DESCRIBED AS:

MAP NUMBER 17 4 00 0 000	CODE1: 00	CODE2: 00	
SUB DIVISION1:		MAP BOOK: 00	PAGE: 000
SUB DIVISION2:		MAP BOOK: 00	PAGE: 000
PRIMARY LOT:	PRIMARYBLOCK: 000		
SECONDARY LOT:	SECONDARYBLOCK: 000		
SECTION1 17	TOWNSHIP1 20S	RANGE1 02E	
SECTION2 00	TOWNSHIP2 00	RANGE2 00	
SECTION3 00	TOWNSHIP3 00	RANGE3 00	
SECTION4 00	TOWNSHIP4	RANGE4	
LOT DIM1	LOT DIM2	ACRES 9.000	SQ FT 392,040,000

METES AND BOUNDS: N500 OF S½ OF NW¼ OF NW¼ W OF DEAD HOLLOW RD SO LESS COM NW COR OF SEC S669.99 E372.57 TO POB E825.41 TO WLY ROW DEAD HOLLOW RD SLY285.76 ALG ROW WLY622.18 NWLY356.29 TO POB

Some or all of the above-described Property is also described in that certain tax deed dated June 27, 2013, in instrument 20130723000300320, executed by James W. Fuhrmeister, Judge of Probate of Shelby County, in favor of PUGH ANDREWS PROPERTIES LLC, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Whereas the grantees, by acceptance of this redemption deed, expressly releases any and all claims against the grantor, forever, except that Grantor represents to Grantees that there are no encumbrances to the title to the Property which have been created by or suffered under **IT IS THE INTENT OF THIS CONVEYANCE TO PERFECT TITLE IN GRANTEES.** Grantor.

TO HAVE AND TO HOLD to said Grantees and their successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed under seal effective as of the 29th day of August, 2013.

PUGH ANDREWS PROPERTIES, LLC

By: John Andrews
John Andrews, Managing Member
Its: Authorized Agent/Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **John Andrews, Managing Member**, whose name as authorized agent/manager of **PUGH ANDREWS PROPERTIES, LLC** 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, as such officer and with full authority, executed same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this, the 29th day of August, 2013.

Notary Public
My Commission Expires: February 10, 2015

Instrument Prepared By:
Mark A. Pickens, Attorney
Mark A. Pickens, P.C.
P.O. Box 59372
Birmingham, Alabama 35259
MAP# 13-0259

Shelby County, AL 09/11/2013
State of Alabama
Deed Tax: \$8.50

Send Tax Notice To:
JOHN T. MATHESON
4216 ANTIETAM DRIVE
BIRMINGHAM, AL 35213

Real Estate Sales Validation Form

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

Grantor's Name Fugh Andrews Properties, LLC Grantee's Name John T. Leslie H Matheson
Mailing Address _____ Mailing Address 4216 Antietam Dr

Birmingham AL 35213

Property Address N/A Date of Sale August 29, 2013
Parcel ID Total Purchase Price \$ 8359.68
581704170000 or
002.003 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

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 9/11/13

Print John T Matheson

Unattested

(verified by)

Sign

John T Matheson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1