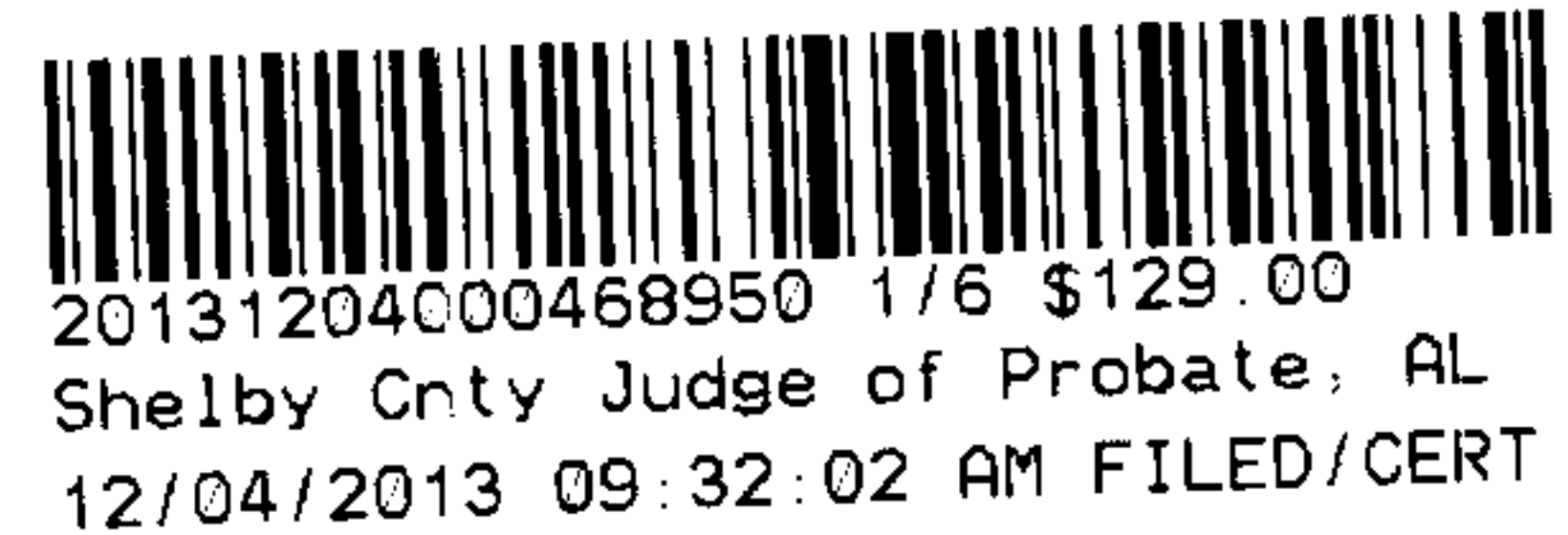


DEED

(Pursuant to Section 6338(b) of the
Internal Revenue Code of 1986)

STATE OF ALABAMA)
)
COUNTY OF **SHELBY**)



KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made the 21st day of October, 2013, by **Arthur L. Gandara**, Internal Revenue Service Area Director, Collection, Gulf States Area, the **Grantor**, by and through an authorized representative, Felix J. Carrillo, Jr., Technical Services Group Manager (Collection), Gulf States Area, Internal Revenue Service, Small Business/Self-Employed by virtue of a levy issued against the property of, and a sale conducted to collect the unpaid tax liabilities due to the United States from:

**David A Pierce and
David A & Delores A Pierce
3711 Altacrest Dr
Birmingham, AL 35243**

WHEREAS, by virtue of levy issued to collect unpaid taxes due the United States and payable by **David A Pierce** and **David A & Delores A Pierce, 3711 Altacrest Dr, Birmingham, AL 35243**, which taxes were duly assessed and remained unpaid more than ten days after notice and demand, the Area Director of Internal Revenue, Collection, Gulf States Area, Small Business/Self Employed, through his duly authorized Revenue Officer, seized the property

hereinafter described on October 30, 2012 and offered same for sale on March 19, 2013, after having given public notice of the time and place in the manner and form as required by statutes in such cases, and that at such sale the property was sold as provided by Sections 6331 and 6335, Internal Revenue Code of 1986, at public sale to the **Grantee**:

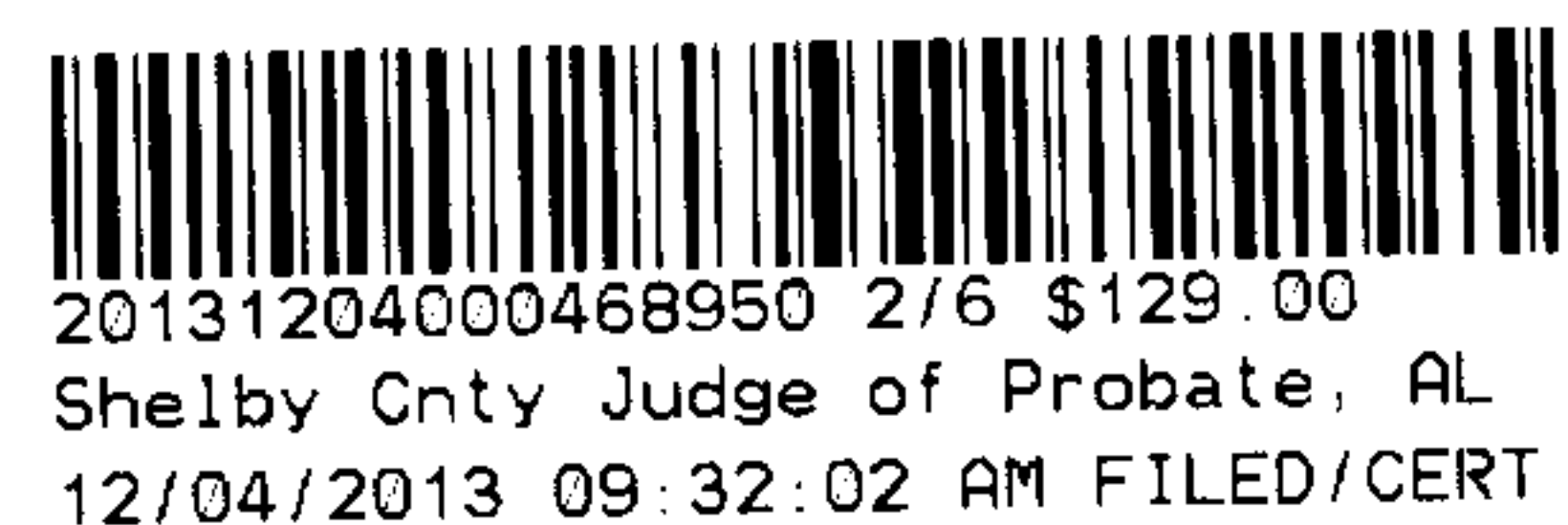
**Marie Ledyard
3711 Altacrest Dr
Birmingham, AL 35243**

for the sum of Ninety Eight Thousand Five Hundred Seventy-two Dollars and no/100 Dollars (\$98,572.00); and

WHEREAS, more than 180 days have elapsed since the date of sale for the purpose of redeeming said property described in Certificate of Sale of Seized Property, issued April 22, 2013, executed under authority of Section 6338(a) of the Internal Revenue Code of 1986; and

WHEREAS, no redemption has been made in accordance with Section 6337(b) of the Internal Revenue Code of 1986;

NOW, THEREFORE, the **Grantor**, as Internal Revenue Service Area Director, Collection, Gulf States Area, by virtue of the levy and in consideration of the amount paid as aforesaid, receipt of which is hereby acknowledged, and upon surrender of the Certificate of Sale of Seized Property, issued April 22, 2013, has conveyed and by these premises does convey, remise, release and forever quitclaim without any warranty whatsoever of any nature or description, in accordance with Section 7506(b) of



the Internal Revenue Code of 1986, unto said **Marie Ledyard**, as **Grantee**, her heirs and assigns, all the estate, right, title and interest of said **David A & Delores A Pierce**, had of, in and to the following described real estate located in **Shelby** County, State of Alabama, to-wit:


Commence at the SW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, thence in a Northerly direction along the Westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 523.48 feet; thence $123^{\circ} 58'$; right, in a Southeasterly direction a distance of 107.92 feet to the point of beginning, thence continue along last described course, a distance of 100.50 feet; thence $95^{\circ} 42' 30''$ left, in a Northeasterly direction, a distance of 310.86 feet; thence 90° left, in a Northwesterly direction, a distance of 100.0 feet; thence 90° left, in a Southwesterly direction, a distance of 300.87 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO KNOWN AS: 133 Belcher Drive, Pelham, AL 35124.

SUBJECT TO:

1. Unrecorded easements, if any, on, above or below the surface, and any discrepancies or conflicts in boundary lines or shortages in area or encroachments, which a correct survey or a inspection of the premises would disclose.
2. Municipal assessments, if any, due Pelham
3. Coal, oil, gas and other mineral interest in, to or under the land herein described, not owned by Grantor.
4. Rights or claims of parties in actual possession of any or all of the property.

This conveyance is made subject to easements, restrictions and covenants appearing of record.


20131204000468950 3/6 \$129.00
Shelby Cnty Judge of Probate, AL
12/04/2013 09:32:02 AM FILED/CERT

The above-described property is the same property acquired by Grantor in that certain Warranty Deed dated December 16, 1994, recorded instrument #1994-37509 the Office of the Judge of Probate of Shelby County, AL.

IN ACCORDANCE WITH the provisions of Section 6339(b) (2) and 6339(c) of the Internal Revenue Code of 1986, the Judge of Probate for Shelby County, State of Alabama, is authorized and directed to cancel the following described federal tax liens from the County records insofar as the property herein conveyed might be affected thereby:

Federal Serial Number: 720218651 Filed September 19, 2002
and Revocations Filed July 26, 2012
and August 8, 2012
720218652 Filed September 19, 2002
and Revocation Filed August 10, 2012
and refiled August 10, 2012
201608804 Filed December 1, 2004
645310910 Filed April 28, 2010
659291910 Filed June 4, 2010
866022312 Filed May 14, 2012
884145312 Filed July 26, 2012
883295112 Filed August 8, 2012
887245312 Filed August 10, 2012
and August 23, 2012

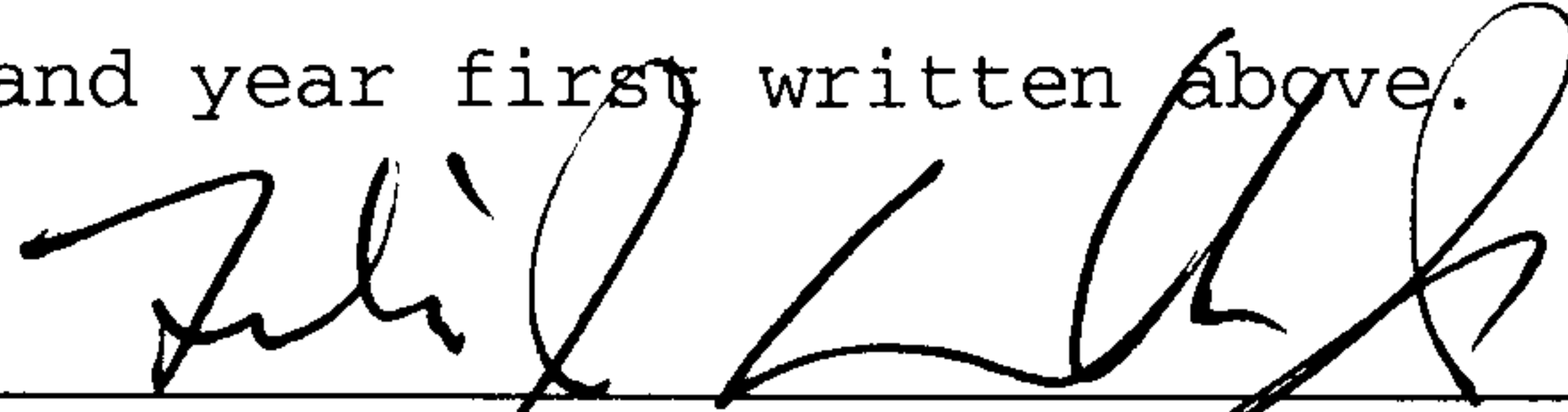
To have and to hold the above described property unto the said **Grantee**, and to her successors in interest and assigns forever, without any warranty, whatsoever, of any nature or description, as fully and absolutely as the said **Grantor**, as Internal Revenue Service Area Director, Collection, Gulf States Area, can or could convey by virtue of the levy and the laws of the United States relating thereto.

THIS DEED and the interest hereby conveyed and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.



20131204000468950 4/6 \$129.00
Shelby Cnty Judge of Probate, AL
12/04/2013 09:32:02 AM FILED/CERT

IN WITNESS THEREOF, the **Grantor**, by and through the duly authorized representative, has hereunto set his hand and affixed his seal on the day and year first written above.

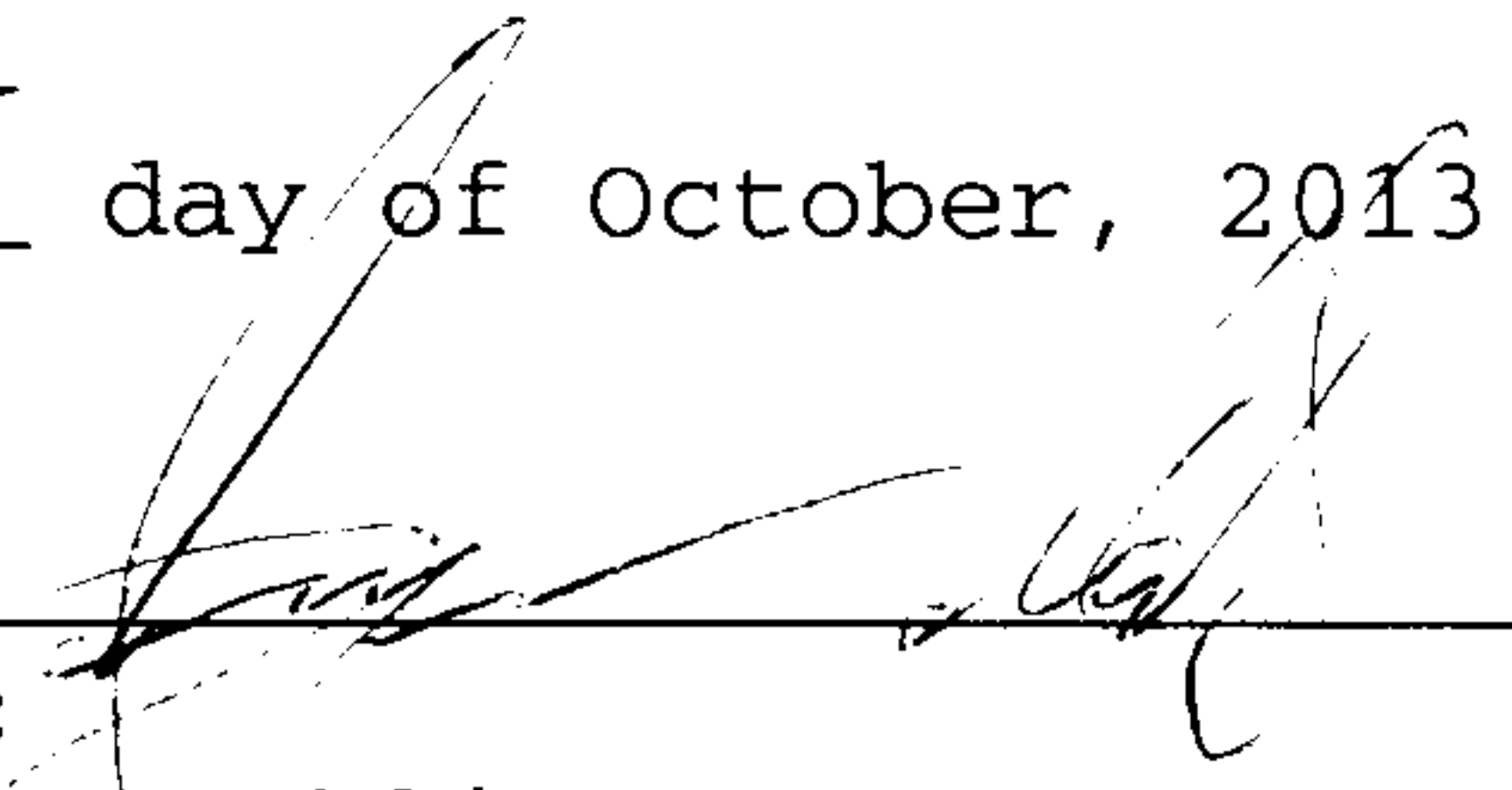
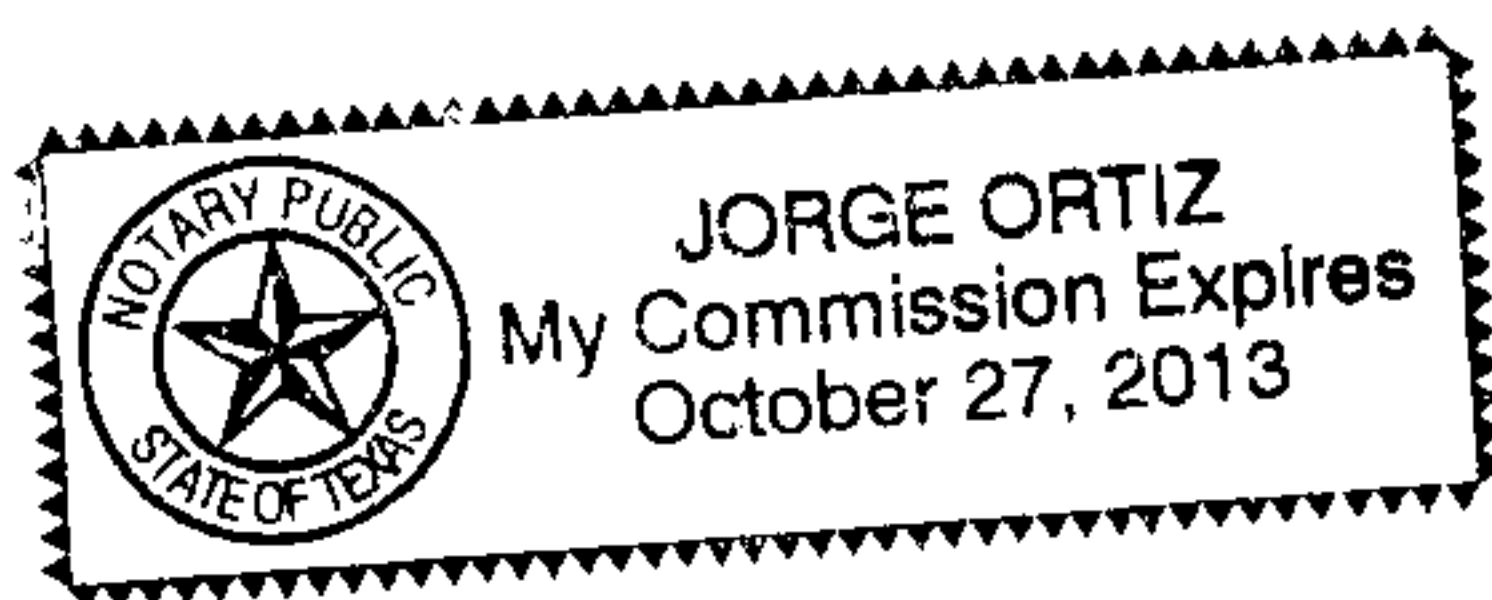


Felix J. Carrillo, Jr.
Technical Services Group Manager
Gulf States Area
Small Business/Self Employed


STATE OF TEXAS)
)
COUNTY OF HOUSTON)

I, Jorge Ortiz, a Notary Public in and for said County and said State, hereby certify that Felix J. Carrillo, Jr., whose name as Technical Services Group Manager (Collection), Gulf States Area, Small Business/Self-Employed, Internal Revenue Service, is signed to the foregoing conveyance and who is known to me, acknowledged before me in this day that, being informed of the contents of the conveyance, he, in his capacity as such Technical Services Group Manager, executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of October, 2013


Name: _____
Notary Public

Document prepared by:
Internal Revenue Service
Technical Services
1919 Smith St, Stop 5021HOU
Houston, TX 77002


20131204000468950 5/6 \$129.00
Shelby Cnty Judge of Probate, AL
12/04/2013 09:32:02 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 Internal Revenue Service
Mailing Address Technical Services
1919 Smith St, Stop 5021 Hou
Houston, TX 77002

Grantee's Name Marie Ledyard
Mailing Address 3711 Altacrest Dr.
Birmingham, AL 35243

Property Address 133 Beldar Dr
Pelham, AL 35124

Date of Sale Oct 21, 2013
Total Purchase Price \$ 98,572.00



20131204000468950 6/6 \$129.00
Shelby Cnty Judge of Probate, AL
12/04/2013 09:32:02 AM FILED/CERT

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

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 12/4/2013

Print David A. Pierce

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one