

20131230000495220 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
12/30/2013 11:16:35 AM FILED/CERT

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 Seven Hundred Eighty Six and 37/100's (\$8,786.37) in hand paid to **JOHN ANDREWS**, a married man ("Grantor"), the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby remises, releases, quitclaims, grants, sells and conveys unto **TIMOTHY DRUMMOND**, ("Grantee"), 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//12/07/35/0/000/004.000 DESCRIBED AS:

MAP NUMBER 12 7 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 35	TOWNSHIP1 205	RANGE1 04W		
SECTION2 00	TOWNSHIP2 00	RANGE2 00		
SECTION3 00	TOWNSHIP3 00	RANGE3 00		
SECTION4 00	TOWNSHIP4	RANGE4		
LOT DIM1 0.00	LOT DIM2 0.00	ACRES 12.000	SQ FT 522,720,000	

METES AND BOUNDS: BEG NE CORNER S½ SW¼ NW¼ S660 W950 NELY743.96 E640 TO POB

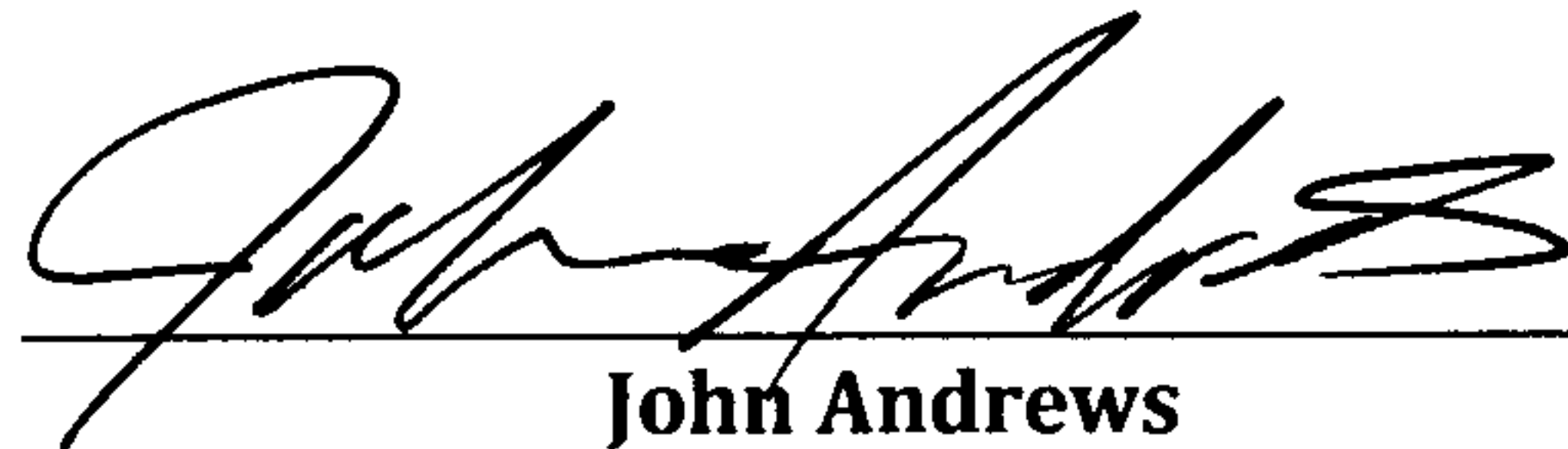
Some or all of the above-described Property is also described in that certain tax deed dated June 7, 2013, as instrument 20130610000238160, executed by James W. Fuhrmeister, Judge of Probate, in favor of JOHN ANDREWS, recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Whereas the grantee, by acceptance of this redemption deed, expressly releases any and all claims against the grantor, forever.

IT IS THE INTENT OF THIS CONVEYANCE TO PERFECT TITLE IN GRANTEE.

TO HAVE AND TO HOLD to said Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed under seal effective as of the 2nd day of July, 2013.


John Andrews

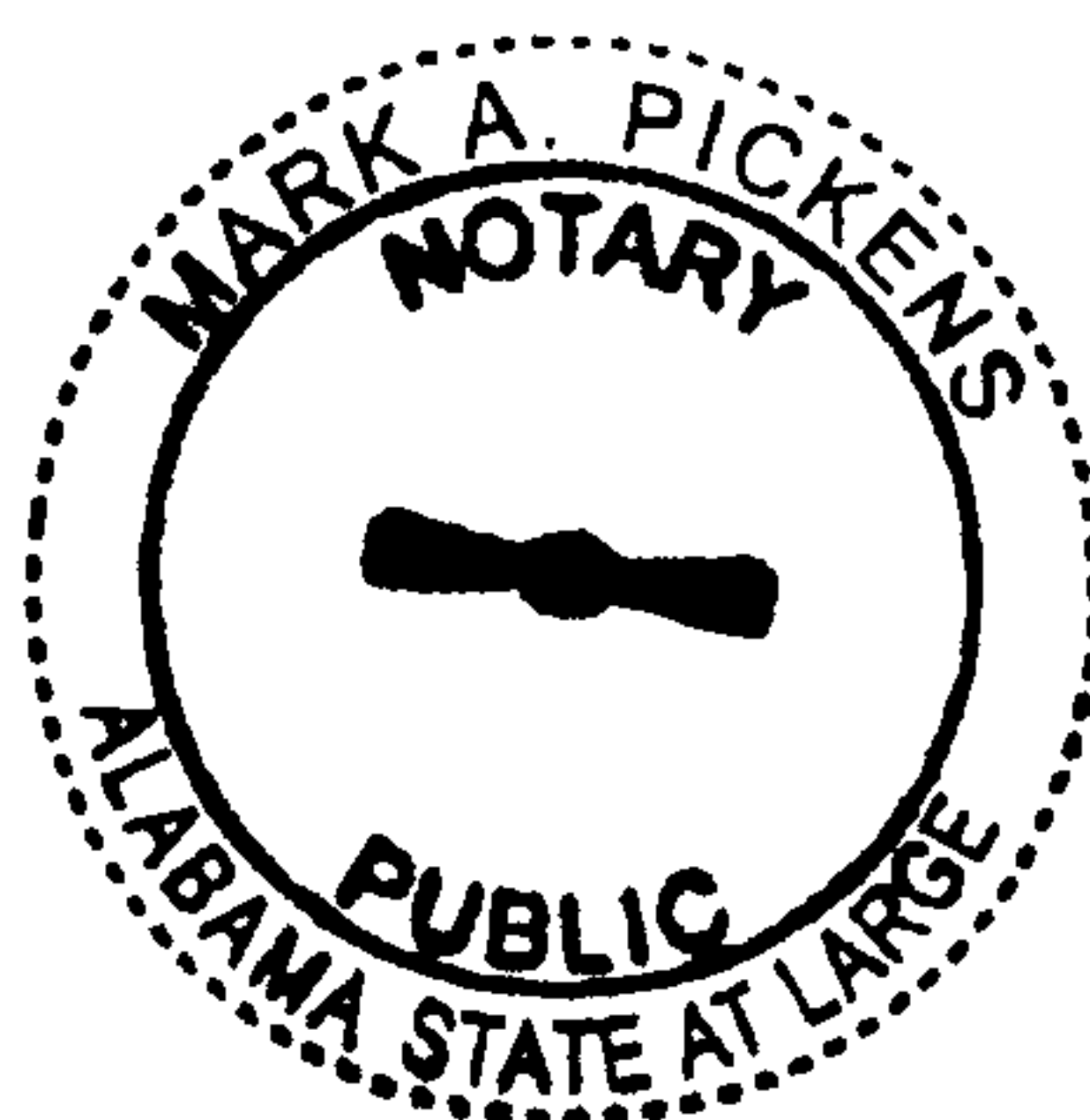
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **John Andrews**, whose name 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 redemption deed, he full authority executed same voluntarily.

Given under my hand and official seal on this, the 2nd day of July, 2013.


Notary Public
My Commission Expires: 3-10-2017

Instrument Prepared By:
Mark A. Pickens, Attorney
Mark A. Pickens, P.C.
P.O. Box 59372
Birmingham, Alabama 35259
MAP# 13-0191



Shelby County, AL 12/30/2013
State of Alabama
Deed Tax: \$9.00

Real Estate Sales Validation Form

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

Grantor's Name John Andrews
Mailing Address 2262 Rocky Ridge
St 101
Hoover AL 35216

Grantee's Name Tim Drummond
Mailing Address 1820 Cedarwood Rd
Ustavia AL 35216

Property Address 335 Cabin View Tr
Helena AL 35080

Date of Sale July 2 2013
Total Purchase Price \$ 8786.00
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 certified check

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 12-30-13

Print Tim Drummond

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1