

Deed Number: 55388

20140102000000980 1/1 \$16.50
Shelby Cnty Judge of Probate, AL
01/02/2014 01:46:16 PM FILED/CERT

THE STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 1st day of April, 1996, the Probate Court of SHELBY County rendered a decree for sale of lands hereinafter described and conveyed, for payment of State and County taxes then due from ROGERS, W E & CAROLYN the owner of said lands, and for the payment of fees, costs and expenses of and under said decree, and the sale had in execution thereof.

And WHEREAS, thereafter, to-wit, on the 15th day of May, 1996, under and in pursuance of said decree, said lands were regularly offered for sale by the Tax Collector of SHELBY County for said taxes, fees, costs and expenses, and no person having bid a sufficient sum for the said lands to pay the same, said lands, were bid in for the State for the sum of said taxes, fees, costs, and expenses.

AND WHEREAS, the time allowed by law for the redemption of said lands has elapsed since said sale, and the same not having been redeemed, the title thereto under said sale is still in the State.

And WHEREAS, said land having been entered upon the books of the State Land Commissioner, and the State Land Commissioner of the State of Alabama, with the approval of the Governor, has fixed the price of said land, and ascertained that the sum of TWO THOUSAND THREE HUNDRED EIGHTY FIVE DOLLARS & EIGHTY FIVE CENTS is sufficient to cover and satisfy all claims of the State and County against said lands for or on account of taxes, interest, fees, costs and officers' fees which were due upon or have accrued against said lands, as provided by law.

And WHEREAS, application has been made to the State Land Commissioner of the State of Alabama by GAIL COWDEN to purchase said land, and sum of TWO THOUSAND THREE HUNDRED EIGHTY FIVE DOLLARS & EIGHTY FIVE CENTS (2385.85) therefore has been paid into the State Treasury.

NOW THEREFORE, the State Land Commissioner of the State of Alabama, by virtue of and in accordance with the authority in him vested by law, with the approval of the Governor of Alabama, and in consideration of the premises above set out, has this day granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell and convey unto the said GAIL COWDEN without warranty or covenant of any kind on the part of the State, express or implied, all right and title of the State of Alabama acquired by the tax sale aforesaid in and to said lands, described as follows:

Parcel # 5833011210010420000000

Legal Description: GLASSCOCKS LT3 BLK7 BK4 PG23 SEC12 T24N R15E DD 50X110 DB351PG632 11/22/83 SOLD 5/15/85 84 TX DOC 25-125 RED 5/28/85 BY #80688 SOLD 5/1 7/89 88 TX FROM ROGERS W E & CAROLYN DOC 29-135 RED 9/5/89 BY #21209 SOLD 5/15/91 FOR 90 TAX FROM ROGERS W E & CAROLYN DOC #31P196 RED 3/9/92 BY #26682

lying and being situated in said County and State, to have and to hold the same, the said right and title of the State in the land aforesaid, unto GAIL COWDEN and his/her/their/its heirs, assigns and successors forever.

In testimony whereof I have hereunto set my hand and seal this the 20th day of December, 2013.

Approved

STATE LAND COMMISSIONER OF ALABAMA

Robert Bentley
Governor of Alabama

By Julie P. Magee
State Land Commissioner

THE STATE OF ALABAMA, MONTGOMERY COUNTY

I, Cynthia C. Winkler, a Notary Public in and for said County, in said State hereby certify that Revenue Commissioner Julie P. Magee, whose name is signed to the foregoing conveyance as State Land Commissioner, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she, in his/her capacity as such State Land Commissioner, executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of December, 2013

Cynthia C. Winkler, Notary Public
My Commission expires: 4/10/2017

Grantor:

Alabama Department of Revenue
Property Tax Division
Gordon Persons Bldg.
50 N. RIPLEY STREET RM 4103
MONTGOMERY, ALABAMA 36104

Grantee:

GAIL COWDEN
4901 Sulphur Springs Ln
Sulphur
Birmingham, AL 35226

This instrument was prepared by: Deanna Coman

Deed Number: 55388

Shelby County, AL 01/02/2014
State of Alabama
Deed Tax: \$2.50