

STATE OF ALABAMA  
SHELBY COUNTY

20141104000347330 1/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
11/04/2014 11:56:39 AM FILED/CERT

DEED OF REDEMPTION FROM TAX SALE

WHEREAS, on May 2, 2011 the property commonly known as: 208 Carol Circle, Alabaster, Alabama, parcel #58//23/02/03/4/001/046.132 and legally described as: Map Number: 23 2 03 4 000, Code1: 07, Sub Division: Bermuda Lakes Estates 2<sup>nd</sup> Sector, Primary Lot 39, Primary Block 2, Section 03, Township 21S, Range 03W, Map Book 10, Page 088 (hereinafter "the property") was duly and regularly sold by the Judge of Probate, Shelby County, Alabama for taxes, costs and expenses and at said sale US Bank as Custodian for Tower DBW became the purchaser of said lands at and for the sum of said taxes, costs and expenses, and paid said sum and received a certificate of said purchase.

WHEREAS, on June 5, 2014, the Judge of Probate of Shelby County, Alabama under and by virtue of the provisions of Title 40-10-29 Code of Alabama conveyed the property by deed to US Bank Custodian for Tower DBW.

WHEREAS, in accordance with the statutes of Alabama, the said Karen O. Beluscak exercised her right of redemption from the tax sale having paid all lawful charges in connection therewith.

**Now Therefore**, in consideration thereof, the undersigned does grant, sell and convey unto Karen O. Beluscak, all of the right, title and interest acquired by the above referenced deed of June 5, 2014 from the Shelby County, Alabama Judge of Probate

Conveyed "As Is" and "Where As" condition. This conveyance is subject to all matters of record with no warranties or representations of any kind or fashion given as to the property or title to the property. No title search has been conducted by the preparer of this deed.

**TO HAVE AND TO HOLD** unto the said Karen O. Beluscak, her heirs, successors and assigns forever;

**IN WITNESS WHEREOF**, the undersigned has caused this conveyance to be executed this the 30 day of October 2014.

Tower DBW

By:  
Its:

  
DEWAYNE CHIN  
AUTHORIZED SIGNATORY

SEAL

Shelby County, AL 11/04/2014  
State of Alabama  
Deed Tax: \$37.00

STATE OF NEW ~~JERSEY~~ NY  
NY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dewayne Chin as Authorized Signatory of Tower DBW, whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily and with full authority in his stated company capacity on the day the same bears date.

Given under my hand and seal this 30 day of Oct, 2014

  
\_\_\_\_\_  
Notary Public  
Commission Expires: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY:

GARY S. OLSHAN  
ATTORNEY  
P O BOX 131145  
BIRMINGHAM, AL 35213

THOMAS SANTORA  
Notary Public, State of New York  
Qualified in New York County  
No. 01SA6191079  
My Commission Expires Aug. 4, 2016



20141104000347330 2/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
11/04/2014 11:56:39 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 US Bank  
Mailing Address 10 North Park Place  
At 300  
Morrisstown PA 07960

Grantee's Name Karen Beluscar  
Mailing Address 608 Old Town Ln  
Alabaster AL  
35057

Property Address 208 Coral Circle  
Alabaster AL  
35057

Date of Sale 10/24/14  
Total Purchase Price \$ 36662.25

or  
Actual Value \$

or  
Assessor's Market Value \$   
20141104000347330 3/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
11/04/2014 11:56:39 AM FILED/CERT

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

☒ Other Tax Sale Redemption

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 \_\_\_\_\_

Print April Smith

Unattested \_\_\_\_\_

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one