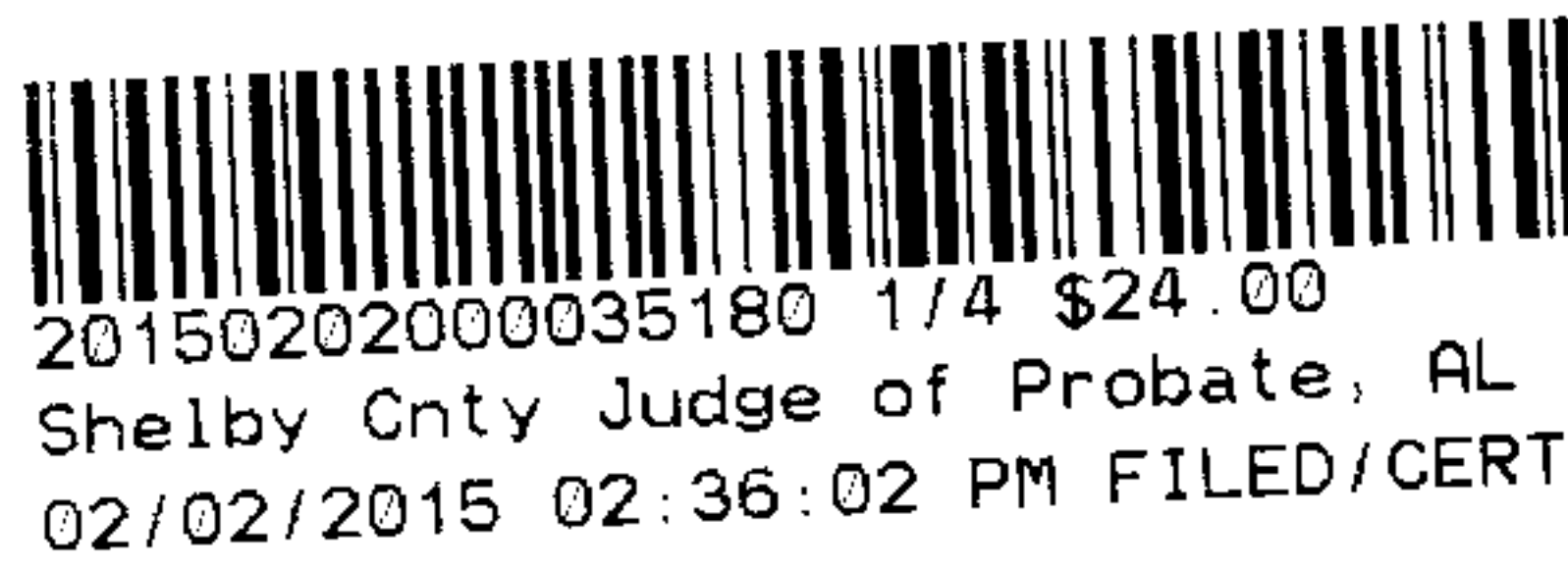




This instrument prepared by:
James A. Bradford
Balch & Bingham LLP
P.O. Box 306
Birmingham, AL 35201-0306

Send Tax Notice To:
David K. Miller
Lisa G. Miller
4812 Keith Drive
Birmingham, AL 35242

REDEMPTION DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: that for and in consideration of Two Thousand Five Hundred Twenty Eight and No/100 Dollars (\$2,528.00) in hand paid to **Monysted Capital Corp.** ("Grantor"), the receipt and legal sufficiency of which are hereby acknowledged, Grantor does grant, bargain, sell and convey, subject to the lien for 2015 taxes, to **David K. Miller and Lisa G. Miller**, husband and wife, as joint tenants with right of survivorship ("Grantees"), all of Grantor's rights, title, interest and claim in or to that certain real property, situated in Shelby County, Alabama, having a street address of 4812 Keith Drive, Birmingham, AL 35242, and being more particularly described in Exhibit A hereto (the "Property").

Grantor is conveying only all right, title and interest it obtained in and to the Property by virtue of that certain "Fire District Service Fees Sale Deed" dated July 15, 2004, and recorded in the Probate Office of Shelby County, Alabama as Inst. #20040719000400710 and makes no warranty regarding the title Grantor acquired pursuant thereto; however, Grantor warrants that it has not encumbered the Property.

TO HAVE AND TO HOLD, unto Grantees, their heirs and assigns forever.

Given under my hand and seal, this 5TH day of JANUARY, 2014.⁵



20150202000035180 2/4 \$24.00
 Shelby Cnty Judge of Probate, AL
 02/02/2015 02:36:02 PM FILED/CERT

MONYSTED CAPITAL CORP.

By: *Donald A. De Castro*
 Its: President

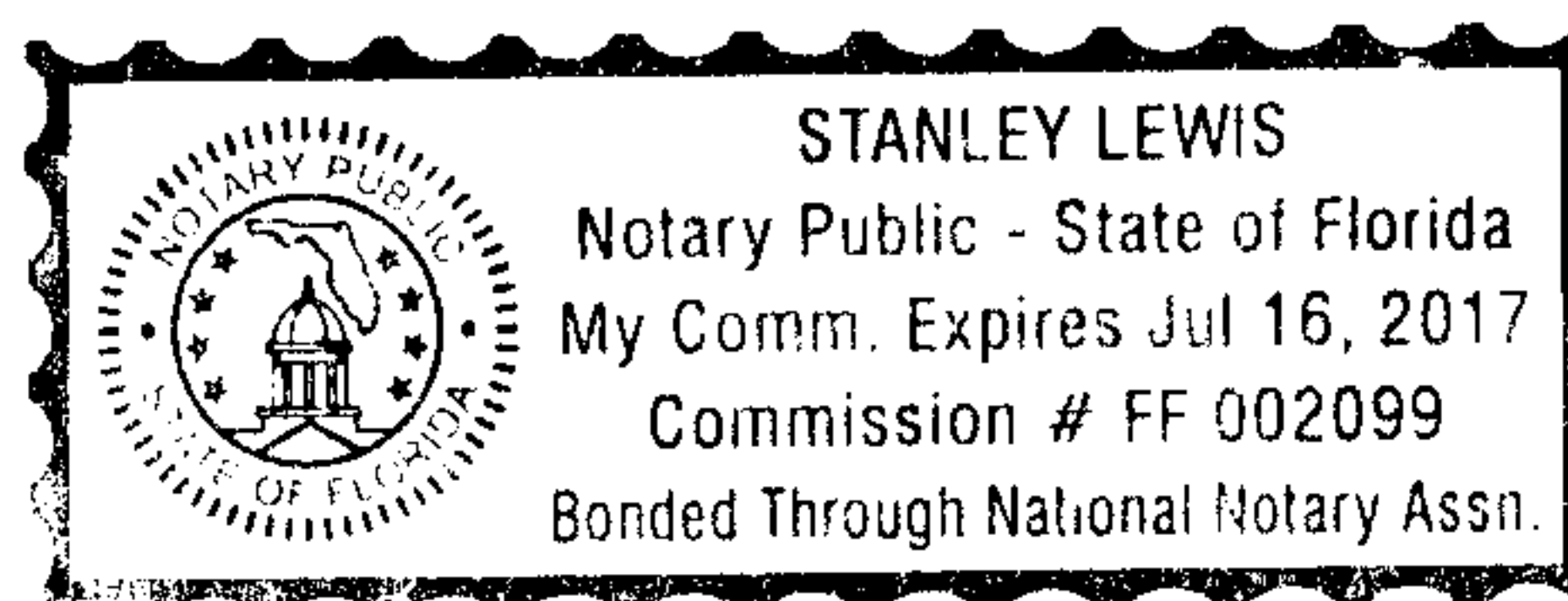
STATE OF FLA)
)
 COUNTY OF Broward)

I, Stanley Lewis, a Notary Public in and for said County in said State,
 hereby certify that DONALD DE CASTRO whose name as
PRESIDENT of **Monysted Capital Corp.**, a Florida corporation,
 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 the instrument, (s)he, as such
Officer and with full authority, executed the same voluntarily for and as
 the act of said corporation.

Given under my hand and official seal this 5 day of JAN, 2015.

[Signature]
 Notary Public

My commission expires July 16, 2017



[NOTARY SEAL]

20150202000035180 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/02/2015 02:36:02 PM FILED/CERT

Exhibit A

The following described property:

Parcel I: Lot 3, Block 14, according to the Map and Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

Parcel II: A parcel of land located in the SW-1/4 of the SE-1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Lot 3, Block 14, of Broken Bow South, as recorded in Map Book 11, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, also being the point of beginning; thence run Easterly along the Southern line of said Lot 3, Block 14, a distance of 120.11 feet to the Southeast corner of said lot; thence right 85 degrees 07 minutes 42 Seconds Southerly along the prolongation of the East line of Lot 3 a distance of 5.15 feet; thence right 94 degrees 52 minutes 25 seconds parallel to the South line of Lot 3 a distance of 120.11 feet; thence right 87 degrees 47 minutes 03 seconds a distance of 5.14 feet North along the prolongation of the West line of Lot 3 to the point of beginning.

Assessor's Parcel No: 101120009074000

Real Estate Sales Validation Form

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

Grantor's Name Monysted Capital Corp.
Mailing Address C/O John Daugherty, Esq.
2720 Southview Terrace
Vestavia Hills, AL 35216

Grantee's Name David K. and Lisa Miller
Mailing Address 4812 Keith Drive
Birmingham, AL 35242

Property Address 4812 Keith Drive
Birmingham AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 2528.00
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 Redemption Deed

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 2/2/15

Print James A. Bradford, Attorney

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20150202000035180 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/02/2015 02:36:02 PM FILED/CERT

Form RT-1