

20150420000126140 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/20/2015 10:50:34 AM FILED/CERT

This instrument was prepared by:

**Mitchell A. Spears**

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Highway 70 Properties, LLC

(Address) 3235 Hwy. 119

Montevallo, AL 35115

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REDEMPTION DEED

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STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Twenty Thousand Two Hundred Eighty Nine and 17/100 (\$220,289.17) Dollars** to **JAMM INVESTMENTS, LLC., an Alabama limited liability company** (the “Grantor” herein), in hand paid by **HIGHWAY 70 PROPERTIES, LLC** (the “Grantee” herein), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate, to wit:

Commence at the Northwest corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds East along said North line of said section a distance of 997.90 feet to a point; thence run South 28 degrees 08 minutes 40 seconds East a distance of 514.30 feet to a set rebar corner and the point of beginning of the property being described; thence continue South 61 degrees 51 minutes 20 seconds West, a distance of 90.00 feet; thence South 28 degrees 10 minutes 05 seconds East, a distance of 332.92 feet; thence North 65 degrees 01 minute 27 seconds East, a distance of 325.36 feet; thence North 28 degrees 08 minutes 40 seconds West, a distance of 350.90 feet; thence South 61 degrees 51 minutes 20 seconds West a distance of 235.00 feet to the POINT OF BEGINNING.

There is a 30.0 foot wide easement along the East side of the subject property, the centerline of which is described as follows:

Commence at the Northwest corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds East along said North line of said section a distance of 1,306.99 feet to a point in the centerline of a thirty foot wide easement and the point of beginning of the easement being described; thence run South 33 degrees 25 minutes 50 seconds East a distance of 377.08 feet to a point; thence run South 20 degrees 08 minutes 40 seconds East a distance of 209.77 feet to a point; thence run South 24 degrees 22 minutes 02 seconds East a distance of 139.08 feet to the intersection of the centerline of said easement with the northerly right of way line of Shelby County Highway No. 70 and the end of required easement.

According to the survey of Joseph E. Conn, Jr. Alabama Licensed PLS #9049, dated January 10, 2004.

Situated in **SHELBY** County, Alabama.


**THIS INSTRUMENT CONSTITUTES THE REDEMPTION DEED WHICH REDEEMS SUBJECT PROPERTY FROM THE MORTGAGE FORECLOSURE SALE EVIDENCED BY MORTGAGE FORECLOSURE DEED DATED MARCH 9, 2015, AND RECORDED ON MARCH 16, 2015, IN INSTRUMENT NUMBER 20150316000081820, IN THE PROBATE OFFICE, SHELBY COUNTY, ALABAMA.**

Entire purchase price is secured by Purchase Money First Mortgage.

TO HAVE AND TO HOLD to the said **HIGHWAY 70 PROPERTIES, LLC**, and Grantee's heirs and assigns forever.

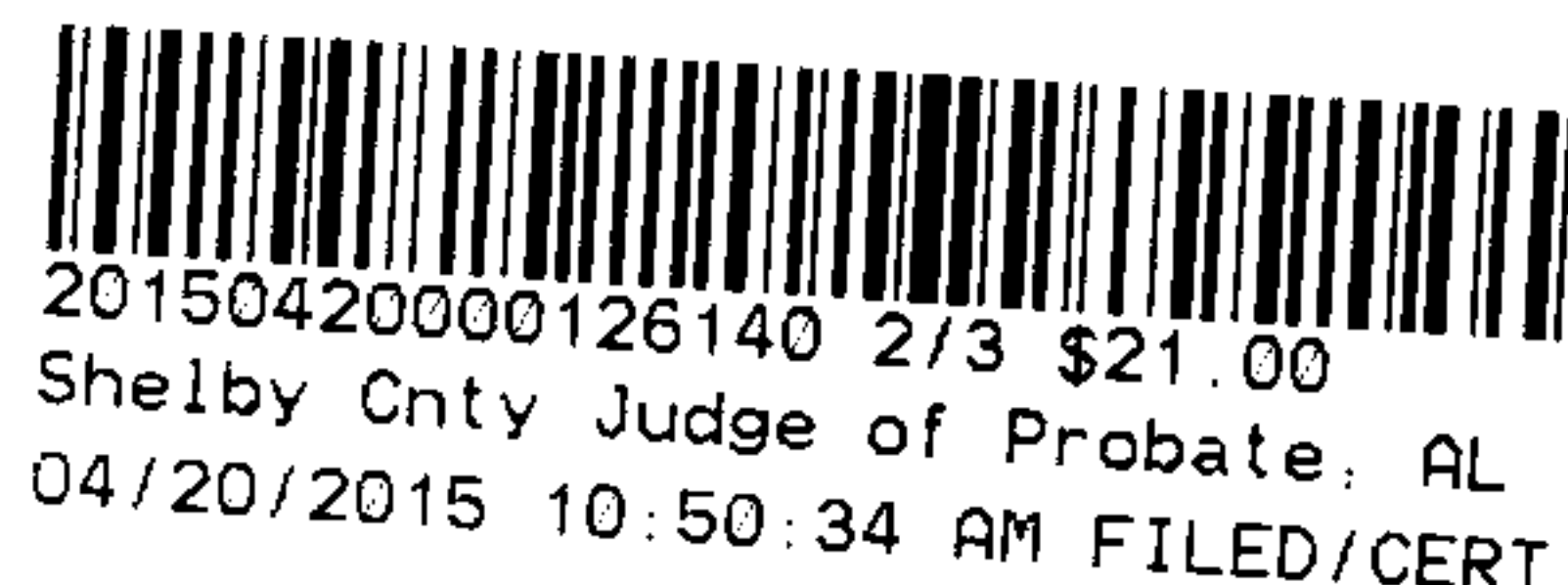
Given under my hand and seal this 16<sup>th</sup> day of April, 2015.

JAMM INVESTMENTS, LLC

 (Seal)

By: Michael J. Musgrove


Its: Manager/Member



STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Michael J. Musgrove, whose name as Manager and Member, of JAMM Investments, LLC**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Manager and Member, executed the same voluntarily on the day the same bears date.

Given under my hand this 16<sup>th</sup> day of April, 2015.

  
Notary Public  
My commission expires: 5-13-2017

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

Grantor's Name JAMM Investments, LLC

Grantee's Name Highway 70 Properties, LLC

Mailing Address 903 Main Avenue  
Northport, AL 35476

Mailing Address 3235 Hwy. 119  
Montevallo AL 35115

Property Address 5262 Hwy. 70  
Columbiana, AL 35051

Date of Sale 04/16/15  
Total Purchase Price \$ 220,289.17  
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

Appraisal  
 Other Mortgage Foreclosure Redemption Purchase

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.

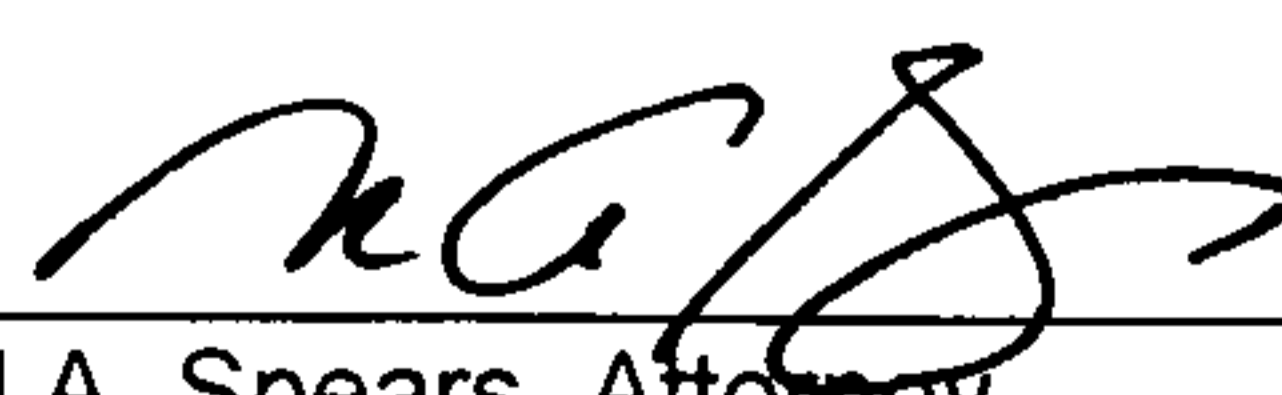
Date of Sale – the date on which interest to the property was conveyed.


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).

Sign   
Mitchell A. Spears, Attorney

  
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