

THE STATE OF ALABAMA SHELBY COUNTY
CASE NO. PR-2015-000530

Shelby County, AL 09/09/2015
State of Alabama
Deed Tax:\$82.00

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 20th day of February, 2012, a decree was rendered by the Probate Court of said county for the sale of the lands, hereinafter described, and conveyed for the state and county taxes then due from SFS LLC, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 2nd day of April, 2012, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale the State of Alabama became the purchaser of said lands, at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said Collector a certificate of said purchase.

Whereas, the time for the redemption of said lands by said owners or other persons having an interest therein has elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

Now, therefore, I, James W. Fuhrmeister, as Judge of Probate, of said County of Shelby, under and by virtue of the provisions of 40-10-29, 1975 Code of Alabama, and in consideration of the premises above set out and in further consideration of the sum of \$5.00 to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said D J & S Properties LLC who is the present owner and holder of said certificate of purchase all the right, title and interest of the said SFS LLC, owner of aforesaid land, and all the right, title, interest and claim of the state and county on account of said taxes, or under said decree and to the following described lands, hereinafter referred to, to-wit:

PARCEL # 58//13/04/20/2/001/001.010 DESCRIBED AS:

MAP NUMBER 13 4 20 2 000 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 20

TOWNSHIP1 20S

RANGE1 03W

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 12.700

SQ FT 553,212.000



20150909000314630 1/2 \$99.00
Shelby Cnty Judge of Probate, AL
09/09/2015 10:18:41 AM FILED/CERT

METES AND BOUNDS:

BEG NW COR LOT 110 OLD CAHABA WINTER CREST SEC MB24 PG69; SE1083.23 W8.25 NE TO E LN NW1/4 SE85.59 E TO NW ROW OLD PLACE SW ALG ROW 19.05 SE166 SW320(S) CONT SW180 W360.9 S145.56 SE110 SW428.01 NW205 SW190.61 CONT SW320 CONT SWLY122.11 W310 TO CAHABA RIVER MEANDER ALG RIVER NWLY TO SE ROW CO RD #52 NE ALG ROW 1667.56 SE234.96 TO POB. LESS: OLD CAHABA WINTER CREST SECT PH 2 MB27 PG1 LESS: OLD CAHABA WILLOW RUN SECT 1ST ADDN MB27 PG15 ALSO LESS: **SEE PRC FOR REMAINDER OF DESC**

being situated in said county and state, to have and to hold the same, the said right, title and interest unto the said D J & S Properties LLC and its heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.

In testimony whereof, I have hereunto set my hand and seal, this the 8th day of September, 2015.

Judge of Probate

The State of Alabama, Shelby County

I, Lisa Traywick Morgan, a Notary Public in and for said county, in said state, hereby certify that James W. Fuhrmeister whose name as Judge of Probate 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 this conveyance, he, in his capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 8th day of September, 2015.

I certify this to be a true and correct copy
9-8-15
lm
Probate Judge
Shelby County

Lisa Traywick Morgan - Notary Public
My Commission Expires: 5/8/2016

Real Estate Sales Validation Form

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

Grantor's Name Judge of Probate
Mailing Address _____

Grantee's Name DJ & J Properties, LLC
Mailing Address 2062 Columbiana Road
Ventura Hills AL 35216

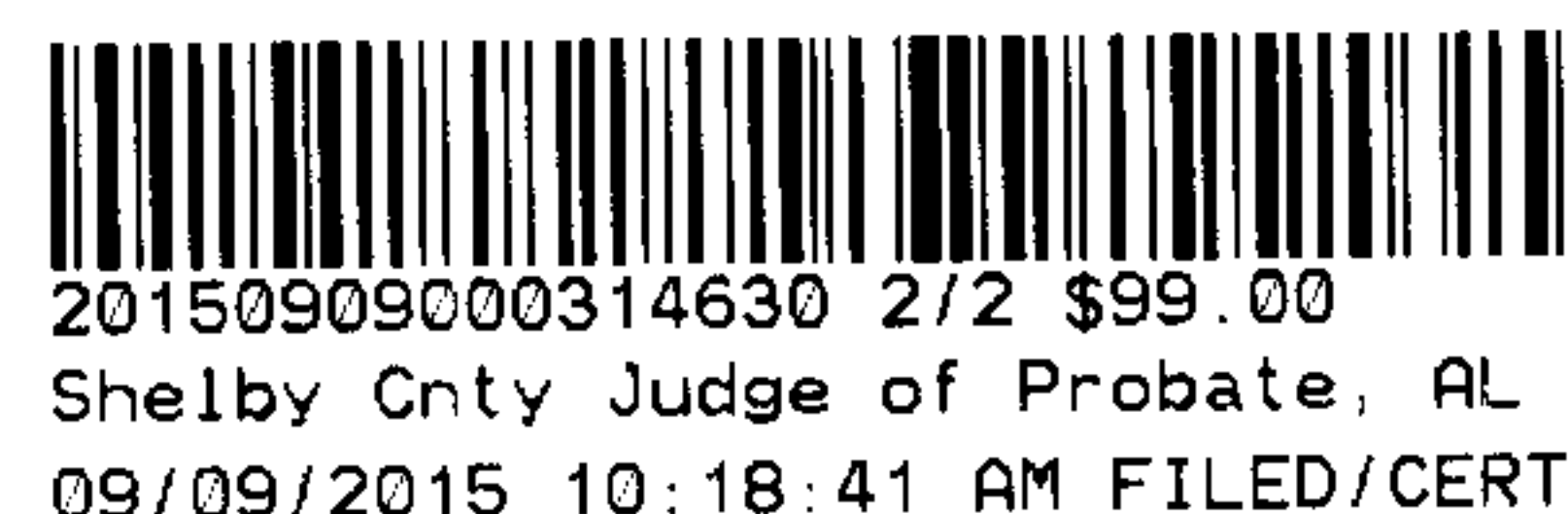
Property Address No Physical Address
58.09.5.21.0.000.001.500

Date of Sale 9-8-15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 82,000

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 Tax Receipt



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 _____

Unattested _____

9/9/15
(verified by)

Print STEVEN R. DAVIS, Managing Member

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one