

RECORDING REQUESTED BY

Agent Name and Address:

FIRST CHOICE BAIL BONDS
P O BOX 338
FULTONDALE, AL 35068
PH 205.841 8866
ID # 167794

AND WHEN RECORDED MAIL TO

ALLEGHENY CASUALTY COMPANY
P.O. BOX 9810, CALABASAS, CA 91372-9810
TELEPHONE (800) 935-2245



20151202000411650 1/3 \$20.00
 Shelby Cnty Judge of Probate, AL
 12/02/2015 10:40:32 AM FILED/CERT

(This Space for Recorder's Use Only)

DEED OF TRUST

This ~~Deed~~ of Trust, made this 18th day of November, 2015
 between Donna Marie Thomas

herein called TRUSTOR, and Robert W. Nairn and Jeffrey S. Nairn, herein called TRUSTEE, and ALLEGHENY CASUALTY COMPANY, herein called BENEFICIARY, WITNESSETH: That Trustor hereby GRANTS to TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property in the

County of Shelby, in the State of Alabama, described as:

Lot 13 Block 4 Tract 18 APN _____

as per map recorded in Book, _____ Page _____ of Maps, Official Records in the office of

the County Recorder of Shelby County,

Commonly known as 44 Red Tip Lane Helena, AL 35080

FOR THE PURPOSE OF SECURING payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by ALLEGHENY CASUALTY COMPANY, hereinafter called the Surety or Beneficiary (and as more fully set forth and described in a certain Bail Bond Agreement, which agreement is made a part hereof by reference as though herein fully set forth) on account of, growing out of, or resulting from the execution of a certain bond on behalf of Daniel Patrick Mitchell

in the matter of State of Alabama

vs. Daniel Patrick Mitchell AND FOR WHICH AMOUNTS and the matter set forth in the

said indemnity agreement, are security. (Power No. AS100K-26477)

IT IS AGREED AND CONDITIONED that a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditure or liability has been sustained by the Surety or Beneficiary on account of the aforesaid Undertaking; the date(s) and amount(s) of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Undertaking was or is about to be executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at the highest legal rate per month from demand to date of payment and attorney fees.

IT IS FURTHER AGREED THAT: Upon delivery of said Certificate to the Trustee, the Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to the Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice the Trustee shall cause to be duly filed for record.

IT SHALL BE DEEMED SUFFICIENT if proceedings to foreclose and sell the security herein are executed by any one of the above-named Trustees and it shall be deemed sufficient if a full reconveyance is executed by any one of the above-named Trustees; and said one Trustee shall be deemed to be the attorney-in-fact for the other Trustees for those purposes. The authority thus granted herein shall be deemed to be coupled with an interest and shall not be affected by the death or incompetency of any of the Trustees for whom such one Trustee shall be acting.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to him/her at his/her mailing address opposite his/her signature hereto. Failure to insert such address shall be deemed a waiver for a copy of such notices.

SIGNATURE OF TRUSTOR

STREET AND NUMBER

CITY

STATE

ZIP

Donna Marie Thomas 44 Redtip LN Helena, AL 35080

STATE OF AlabamaCOUNTY OF Shelby

} ss.

On 11-18-15 before me, Jimmie Lay

a Notary Public, personally appeared

Donna Marie Thomas

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

MY COMMISSION EXPIRES JANUARY 27, 2018

(Seal)



Form ACC.0016 (2/08)



DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2015

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 12/2/2015

PARCEL: 13 4 18 0 000 015.002
CORPORATION: J
OWNER: THOMAS DONNA MARIE

LAND VALUE 10% \$11,400
LAND VALUE 20% \$0
CURRENT USE VALUE \$0

ADDRESS: 44 RED TIP LN
HELENA, AL 35080

CLASS 2

EXEMPT CODE: 30
OVER 65 CODE: X
PROP. CLASS: 03
OVR ASD VALUE:
DISABILITY CODE: D
SCHOOL DIST: 2
MUN CODE: 01 COUNTY
EXM OVERRIDE AMT: \$0
HS YEAR: 0

CLASS 3
BLDG 1 Card 1 111 \$33,000

TOTAL MARKET VALUE: \$44,400

CLASS USE
FOREST ACRES: 0
PREV. YEAR VALUE: \$40,600
TAX SALE:
ASSMT. FEE:
BOE VALUE: \$44,400

PARENT PARCEL:
REMARKS: RB 294 PG 206;PER JSD(2012);

Last Modified: 7/12/2014 9:45:33 AM

Property Address:

Contiguous Parcels:

CURR ASSMT: [NONE] MTG CODE: - LOAN: ACCOUNT NO: 11303586

Sort Code: RT03586

ASSESSMENT/TAX

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	01	\$4,440	\$28.86	\$4,440	\$28.86	\$0.00
COUNTY	3	01	\$4,440	\$33.30	\$4,440	\$33.30	\$0.00
SCHOOL	3	01	\$4,440	\$71.04	\$4,440	\$71.04	\$0.00
DIST SCHOOL	3	01	\$4,440	\$62.16	\$4,440	\$62.16	\$0.00
CITY	3	01	\$4,440	\$0.00	\$4,440	\$0.00	\$0.00
FOREST	03	01	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$4,440.00

\$195.36

GRAND TOTAL:

\$0.00

Shelby Tax

INSTRUMENTS

INST NUMBER

DATE

SALES INFORMATION

SALE DATE

SALE PRICE

SALE TYPE

RATIOABLE

No Sales Information on Record

LEGAL DESCRIPTION

MAP NUMBER: 13 4 00 0 000 CODE1: 00 CODE2: 00

SUB DIVISON1:

MAP BOOK: 00 PAGE: 000

SUB DIVISON2:

MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK: 000

SECONDARY LOT: SECONDARYBLOCK: 000

SECTION1 18 TOWNSHIP1 20S RANGE1 03W
SECTION2 00 TOWNSHIP2 00 RANGE2 00
SECTION3 00 TOWNSHIP3 00 RANGE3 00
SECTION4 00 TOWNSHIP4 RANGE4
LOT DIM1 142.41 LOT DIM2 70.00 ACRES 0.400

SQ FT 17,424.000



20151202000411650 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
12/02/2015 10:40:32 AM FILED/CERT

METES AND BOUNDS:

COM NE COR SE1/4 OF NE1/4 W29.7 S174.08 TO POB E138.54 SLY70 SWLY1128.41 S9.5 W10.17
NWLY142.94 E50.76 TO POB

REMARKS:

Tax Year	Entity Name.	Mailing Address
2015	THOMAS DONNA MARIE	44 RED TIP LN, HELENA AL - 35080
2014	THOMAS DONNA MARIE	44 RED TIP LN, HELENA AL - 35080
2013	THOMAS DONNA MARIE	44 RED TIP LN, HELENA AL - 35080
2012	THOMAS DONNA MARIE	44 RED TIP LN, HELENA AL - 35080
2011	THOMAS DON LARRY & DONNA MARIE	44 RED TIP LANE, HELENA AL - 35080
2010	THOMAS DON LARRY & DONNA MARIE	44 RED TIP LANE, HELENA AL - 35080
2009	THOMAS DON LARRY & DONNA MARIE	44 RED TIP LANE, HELENA AL - 35080
2008	THOMAS DON LARRY & DONNA MARIE	44 RED TIP LANE, HELENA AL - 35080
2007	THOMAS DON LARRY & DONNA MARIE	44 RED TIP LANE, HELENA AL - 35080
2006	THOMAS DON LARRY & DONNA MARIE	44 RED TIP LANE, HELENA AL - 35080
2005	THOMAS DON LARRY & DONNA MARIE	44 RED TIP LANE, HELENA AL - 35080
2004	THOMAS DON LARRY & DONNA MARIE	44 RED TIP LANE, HELENA AL - 35080
2003	THOMAS DON LARRY & DONNA MARIE	44 RED TIP LANE, HELENA AL - 35080

Real Estate Sales Validation Form

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

Grantor's Name Donna Thomas
Mailing Address 44 Red Tip Lane
Helena, AL
35080

Grantee's Name Alltoughy Casualty
Mailing Address P.O. Box 9810
Calabasas, CA
91372-9810

Property Address 44 Red Tip Lane
Helena, AL
35080

Date of Sale 11/18/15
Total Purchase Price \$

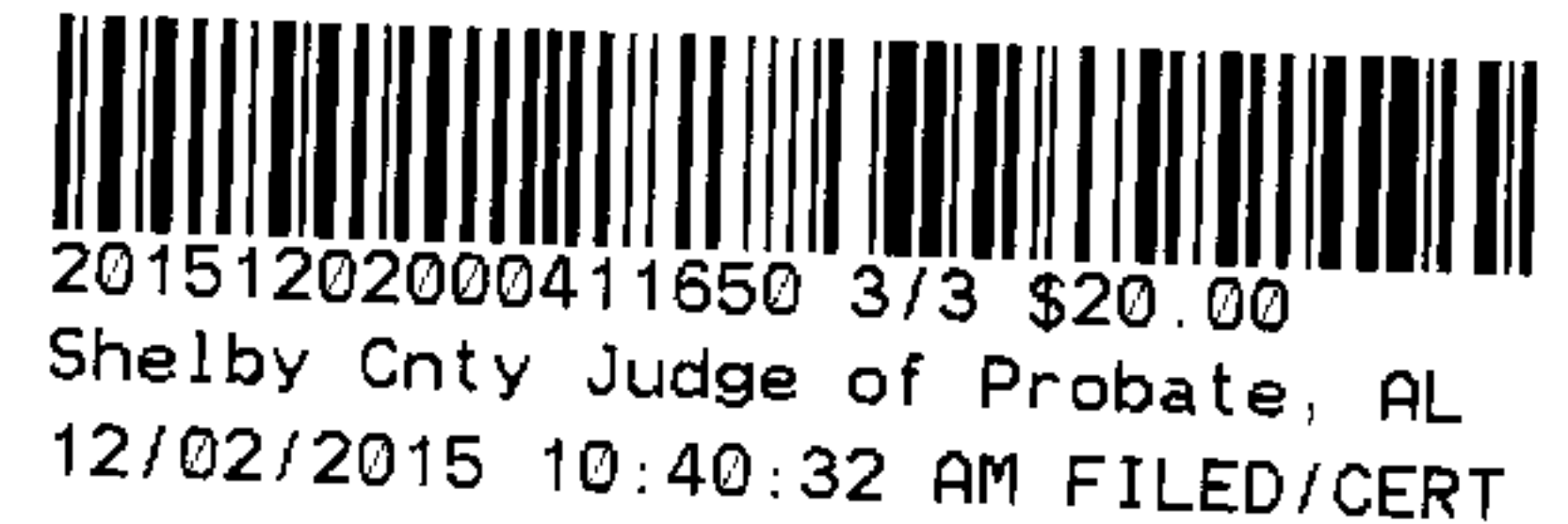
or
Actual Value \$

or
Assessor's Market Value \$ 44,400

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



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 Jennifer White

☐ Unattested

(verified by)

Sign

Jennifer White

(Grantor/Grantee/Owner/Agent) circle one