

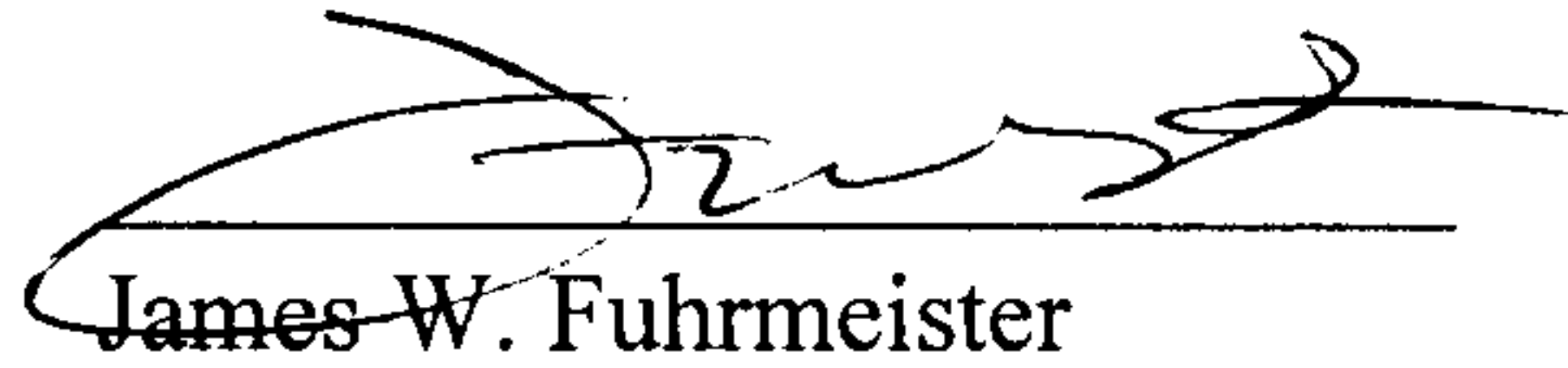
IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

PR-2015-000568

CERTIFICATE OF WARNING TO REDEEM

I hereby certify that on or prior to the date of this Certificate, I mailed a compared copy of the deed here recorded, together with notice that the same is here recorded, and a warning to redeem to each of the one or more persons other than the grantee in said deed, to whom the property therein described was last finally assessed for ad valorem taxation of the address of each such person as shown by said ad valorem tax assessment records.

This the 2nd day of Dec., 2015.


James W. Fuhrmeister
Judge of Probate

cc: Stephanie Lanier Weems, Esq.
1780 Gadsden Highway
Birmingham, AL 35235

Brenda Street Parker
3035 Ritha Circle
Birmingham, AL 35244

FIRE DISTRICT SERVICE CHARGE SALE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 01/10/2013
State of Alabama
Deed Tax:\$2.00

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, the property hereinafter described was assessed for Fire District Service Charges by the North Shelby County Fire & Emergency Medical District under the authority of Act 62 H213 Special Session 1977 (Acts 1977 p. 1483) as amended by Act No. 79-369, First Special Session 1979 and Act 82-663 First Special Session 1982 and subsequently Act No. 99-245 Regular Session 1999, and Amendment 369 to the Alabama Constitution, as amended and Section 11-48-49, et.seq., Code of Alabama, 1975; and

WHEREAS, the assessment aforesaid upon said property hereinafter described, remained due and unpaid through the billing year 2011/2012 and delinquent at the date of the sale thereof, as hereinafter set forth; and

WHEREAS, by virtue of the authority vested in her by law, Stephanie Lanier Weems as attorney for the North Shelby County Fire & Emergency Medical District did, on the 30th day of November, 2012, at a sale begun and publicly held on said day, between the legal hours of sale, offer for sale at the Shelby County Courthouse, to the highest bidder for cash, the property hereinafter described for the purpose of paying said assessment and the interest and attorneys fees and costs then due and turned over for collection to the law firm of Massey, Stotser & Nichols, P.C. and remaining unpaid on said property, after having first given notice once per week for three consecutive weeks by publication in the Shelby County Reporter, a newspaper published and of general circulation in Shelby County, Alabama, that said property would be sold at the aforesaid time and place and for the aforesaid purpose to the highest bidder for cash; and

WHEREAS, at the time and place aforesaid, the highest and best bid obtained for the property described in the aforementioned was the bid of Jennings Properties and Investments, LLC (hereinafter, Grantee) in the amount of One Thousand Six Hundred Eighty-Nine and 57/100 Dollars (\$1,689.57) which sum was the whole amount of said assessment, interest, late fees, attorneys fees and costs then due as of the date of sale, and the said property was then and there sold for said price.

NOW THEREFORE, in consideration of the premises and the payment made, North Shelby County Fire & Emergency Medical District, as transferee, does grant, bargain, sell and convey unto the Grantee the following described real property situated in Shelby County, Alabama, to-wit:

3035 Ritha Circle, Birmingham, AL 35242

Legal Description: From the Northeast corner of the NE1/4 of the SE1/4 of Section 22, Township 19 South, Range 2 West run Southerly along the East boundary line of said 1/4-1/4 Section for 225.0 feet to the point of beginning of the land herein described; thence turn an angle of 91 degrees 18 1/2 minutes to the right and run Westerly 235.0 feet to a point on the arc of a 40.0 foot radius circle; thence turn an angle of 64 degrees 20 1/2 minutes to the left for the chord of this described segment of arc of the above said circle, said chord being 34.64 feet in length; thence run along the arc of the above described segment of circle for 35.83 feet; thence from the above described chord turn an angle of 25 degrees 39 1/2 minutes to the left and run Southerly 118.78 feet; thence turn an angle of 84 degrees 18 minutes to the left and run Southeasterly 255.25 feet, more or less, to a point on the East boundary line of said 1/4 - 1/4 Section; thence run Northerly along the East boundary line of said 1/4 - 1/4 Section 175.0 feet to the point of beginning. This land being a part of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 West and being .899 acres, more or less

Grantor: Brenda Street Parker(was Jimmy Parker)
P.I.D.: 10-5-22-0-002-071.001

TO HAVE AND TO HOLD, the above described property unto the said Grantee, its successor and assigns, subject, however, to all statutory rights of redemption as provided by law.

IN WITNESS WHEREOF, I, Stephanie Lanier Weems, attorney for the North Shelby County Fire & Emergency Medical District as aforesaid, have hereunto set my hand and seal, this the 30th day of November, 2012.



20130110000014320 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
01/10/2013 12:07:50 PM FILED/CERT

By:

Stephanie Lanier Weems
Stephanie Lanier Weems as Transferee and
Auctioneer on behalf of North Shelby
County Fire & Emergency Medical District

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Stephanie Lanier Weems, whose name 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2012.

James Fin Hallmark
Notary Public

My Commission Expires: 8-6-13

THIS INSTRUMENT WAS PREPARED BY:
MASSEY, STOTSER & NICHOLS, P.C.
1780 GADSDEN HIGHWAY
BIRMINGHAM, ALABAMA 35235

Real Estate Sales Validation Form

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

Grantor's Name North Shelby County Fire
Mailing Address & Emergency Medical District
4617 Valleydale Road,
Birmingham, AL 35242

Grantee's Name Jennings Properties and Investments, LLC
Mailing Address P.O. Box 59303
Birmingham, AL 35259

Property Address 3035 Pitman Circle
Birmingham, AL
35242

Date of Sale 11/30/12
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 126,600

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
☐ Sales Contract ☒ Other tax app.
☐ Closing Statement

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 1/8/13

Print Ashley Jennings

Unattested

Sign Ashley Jennings
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



110000014320 2/2 \$17.00
by Cnty Judge of Probate, AL
1/20/13 12:07:50 PM FILED/CERT



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Shelby Cnty Judge of Probate, AL
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