

STATE OF ALABAMA
SHELBY COUNTY

DEED OF REDEMPTION FROM TAX SALE

WHEREAS, on April 4, 2011 the property legally described as: Homestead 1st Sector, Map Book 06, Page 009, Lot 37, Dimensions 11 x 150, S15, T19S, R02W, Parcel # 10-5-15-0-002-033.000, PPIN # 87985, and commonly known as 2623 Buckboard Road, Birmingham, Alabama 35242 (hereinafter "the property") was duly and regularly sold by the Tax Collector of Shelby County, Alabama for taxes, costs and expenses and at said sale Mercury Funding LLC became the purchaser of said lands at and for the sum of said taxes, costs and expenses, and paid said sum to said Tax Collector and received a certificate of said purchase. Mercury Funding LLC assigned the Tax Sale Certificate to WMW Land LLC on April 27, 2014. The assignment was recorded in the Shelby County Judge of Probate Office on July 3, 2014 in Instrument #20140703000201330

WHEREAS, on May 27, 2014 the Judge of Probate of Shelby County, Alabama under and by virtue of the provisions of Title 40-10-29 Code of Alabama conveyed the property by deed to WMW Land LLC, said deed recorded on July 3, 2014 in Instrument #20140703000201330 in the Office of the Judge of Probate, Shelby County, Alabama.

WHEREAS in accordance with the statutes of Alabama, Jane J Howell has exercised her right of redemption from the tax sale having paid WMW Land LLC all lawful charges in connection therewith.

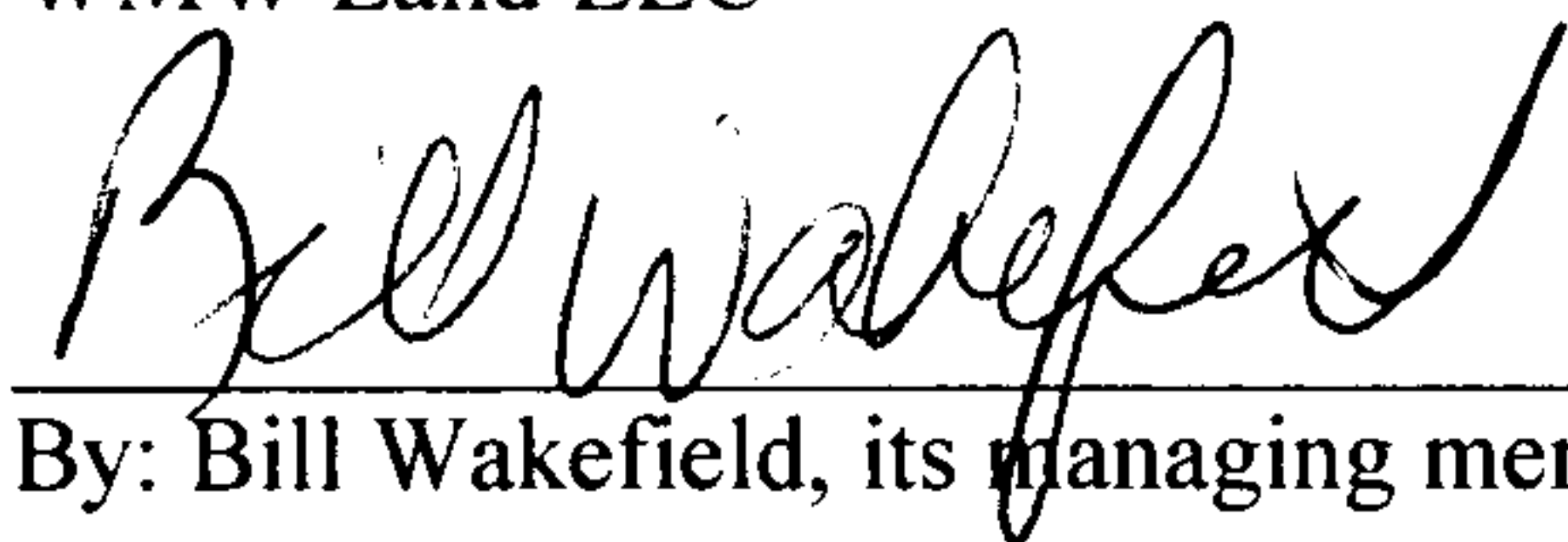
Now Therefore, in consideration thereof, the undersigned WMW Land LLC does sell and convey unto Jane J. Howell all of the right, title and interest acquired by the above referenced deed of May 27, 2014 from the Shelby County, Alabama Judge of Probate

Conveyed in "As Is" and "Where As" condition. This conveyance is subject to all matters of record with no warranties or representations of any kind or fashion given as to the property or title to the property. No title search has been conducted by the preparer of this deed.

TO HAVE AND TO HOLD unto the said Jane J. Howell, her heirs, successors and assigns forever;

IN WITNESS WHEREOF, the said WMW Land LLC has caused this conveyance to be executed this the 22nd day of September 2016.


WMW Land LLC



SEAL

By: Bill Wakefield, its managing member

Shelby County, AL 09/26/2016
State of Alabama
Deed Tax: \$168.00



20160926000352520 1/3 \$189.00
Shelby Cnty Judge of Probate, AL
09/26/2016 03:21:25 PM FILED/CERT



STATE OF ALABAMA
CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bill Wakefield, whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily in his capacity as managing member of WMW Land LLC on the day the same bears date.

Given under my hand and seal this 22nd day of September, 2016


Notary Public
Commission Expires: 12/13/2016


THIS INSTRUMENT WAS PREPARED BY:

GARY S. OLSHAN
ATTORNEY
P O BOX 131145
BIRMINGHAM, AL 35213
205-910-8370

Property Address:
2623 Buckboard Rd., Birmingham, AL

Grantor's Address:
WMW Land LLC
P O Box 400
Anniston, AL 36202-0400

Grantee's Address:
Jane J. Howell
2623 Buckboard Rd.
Birmingham, AL 35242


20160926000352520 2/3 \$189.00
Shelby Cnty Judge of Probate, AL
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Source of valuation: redemption payoff

Real Estate Sales Validation Form

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

Grantor's Name WMW Land, LLC
Mailing Address _____
P.O. Box 400
Anniston, AL 36202-0400

Grantee's Name Jane J. Howell
Mailing Address _____
2623 Buckboard Road
Indian Springs, AL 35244

Property Address 2623 Buckboard Road
Indian Springs, AL 35244

Date of Sale 9/23/16
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 168,000.00

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 Assessed Value

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 C. Ryan Sparks

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20160926000352520 3/3 \$189.00
Shelby Cnty Judge of Probate, AL
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Form RT-1