


STATE OF ALABAMA

MONTGOMERY COUNTY

REDEMPTION DEED


20161206000445730 1/3 \$55.00
Shelby Cnty Judge of Probate, AL
12/06/2016 02:14:39 PM FILED/CERT

WHEREAS, pursuant to a writ of execution issued out of the State Department of Revenue, State of Alabama, Montgomery, Alabama, under the authority of Section 40-2-11(16), Code of Alabama 1975, the Sheriff of Shelby County, Alabama, did on April 1, 2013 by virtue of his authority as Sheriff of said County offer for sale and did sell to the State of Alabama the following described property owned by Darryl Bender, to wit:

Lot 4, according to the survey of Stonebridge, as recorded in Map Book 20, page 23, in the Probate Office of Shelby County, Alabama.

WHEREAS, the Sheriff of Shelby County, issued a Sheriff's Deed to the State of Alabama which was subsequently recorded in the Probate Office of Shelby County, Instrument #20130507000189470; and

WHEREAS, Darryl Bender has tendered payment of the taxes due the State Department of Revenue together with interest, penalties and costs in order to redeem the above described property from the State Department of Revenue; and

WHEREAS, it has been certified to the Governor by Julie P. Magee, Commissioner of Revenue of the State of Alabama, that all requirements of law with respect to the redemption of said property have been complied with and that a sale has been obtained and negotiated;

NOW THEREFORE, I, Robert Bentley, as Governor of the State of Alabama, pursuant to the provisions of Section 35-4-385, Code of Alabama 1975, for and in consideration of the taxes due the State Department of Revenue together with interest, penalties, and costs paid to the State of Alabama and receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to Darryl

Shelby County, AL 12/06/2016
State of Alabama
Deed Tax: \$34.00

Bender, his heirs and assigns, all interests in and to the said land described herein which shall or may have accrued to the State of Alabama at said execution sale pursuant to the writ set out in the said deed of the Sheriff of Shelby County, Alabama to the State of Alabama;


TO HAVE AND TO HOLD, the above described property, unto the said Darryl Bender, his heirs and assigns forever, without warranty or covenant of any kind on the part of the State of Alabama, either expressed or implied.


This conveyance is attested by John H. Merrill, as Secretary of State of the State of Alabama, as evidenced by his signature affixed hereto.

IN TESTIMONY WHEREOF, I hereunto set my hand and the Great Seal of the State of Alabama this the 7th day of November, 2016.


ROBERT BENTLEY, GOVERNOR
State of Alabama

ATTEST:


John H. Merrill, Secretary of State
State of Alabama


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This instrument prepared by: Alabama Department of Revenue
Collection Services Division
P.O. Box 327820
Montgomery, AL 36132-7820

Real Estate Sales Validation Form

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

Grantor's Name State of Alabama
Mailing Address Dept of Revenue
50 N. Ripley St
Montgomery AL 36132

Grantee's Name Darryl Bender
Mailing Address 113 Bridge Dr
Birmingham AL 35242

Property Address 113 Bridge Dr
Birmingham AL 35242

Date of Sale 10-26-2016
Total Purchase Price \$ 33,719.74



20161206000445730 3/3 \$55.00
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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
☐ Closing Statement
☒ Appraisal
☒ Other Redemption Deed

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 12-6-2016

Print Alabama Dept of Revenue by Roxanne Moore

Sign Alabama Dept of Revenue by Roxanne Moore
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)

Form RT-1