

STATE OF ALABAMA
SHELBY COUNTY

20170119000023920 1/3 \$99.50
Shelby Cnty Judge of Probate, AL
01/19/2017 01:41:51 PM FILED/CERT

DEED OF REDEMPTION FROM TAX SALE

WHEREAS, on April 2, 2012 the property commonly known as 1010 and 1020 Nabors Street, Montevallo, Alabama 35115, Alabama and legally described as: Lots 1 and 2, in Block "D", according to the Survey of Lyman's Addition to the Town of Montevallo, as recorded in Map Book 3, Page 27, in the probate Office of Shelby County, Alabama, Parcel # 27-5-21-3-001-007.000, (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.

WHEREAS, on September 28, 2015, 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 October 1, 2015 in Instrument #2015001000343160, in the Office of the Judge of Probate, Shelby County, Alabama.

WHEREAS in accordance with the tax sale redemption statutes of the State of Alabama, Sigma Investments Corp. has exercised its right of redemption from the subject tax sale having paid WMW Land LLC all lawful charges in connection therewith.

Now Therefore, in consideration thereof, the undersigned WMW Land LLC does grant, sell and convey unto Sigma Investments Corp. all of the right, title and interest in the property, it acquired from the above referenced tax sale and tax sale deed from the Judge of Probate of Shelby County, Alabama.

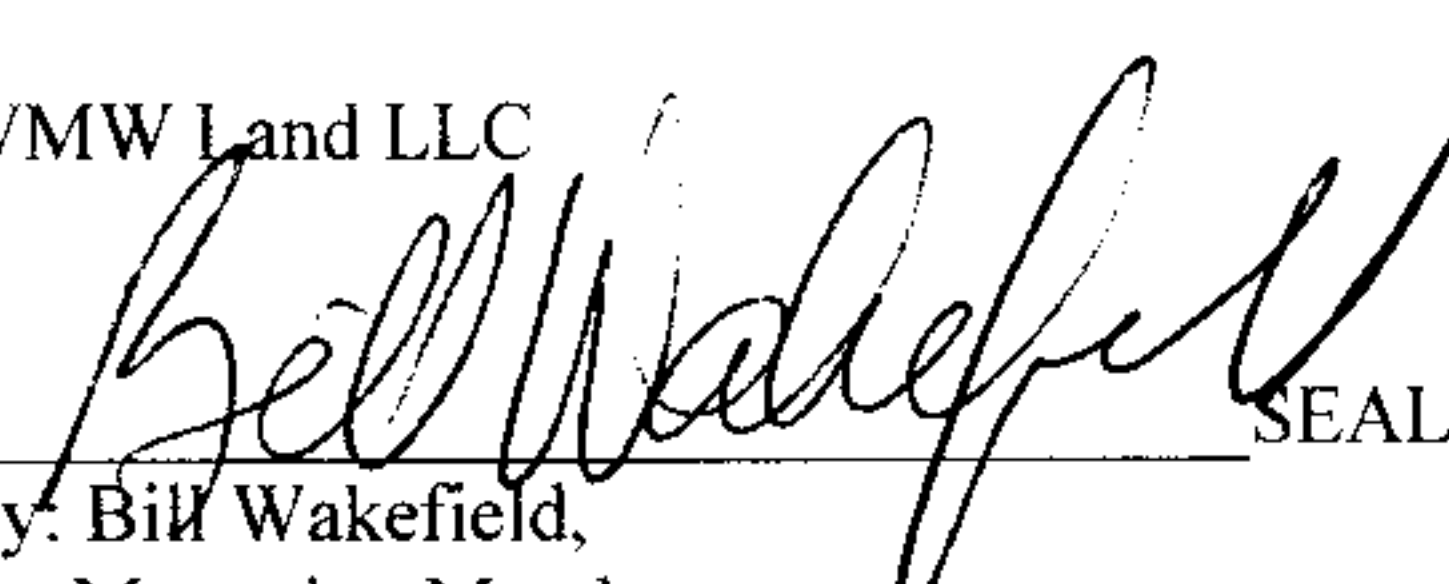
Conveyed in "As Is" and "Where As" condition. This conveyance is subject to all matters of record, including but not limited to easements, claims of easement, any matter that may be shown by accurate survey and inspection of the property and all matters not shown by public record, rights or claims of parties in possession and/or not in possession, 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 Sigma Investment Corp., its successors and assigns forever;

IN WITNESS WHEREOF, the said WMW Land LLC has caused this conveyance to be executed this the 13th day of December 2016.

WMW Land LLC

By: 
Its: Managing Member

SEAL


Shelby County, AL 01/19/2017
State of Alabama
Deed Tax: \$78.50



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 13th day of December, 2016


Notary Public
Commission Expires: 12/13/2016

This instrument was prepared by:

Gary S. Olshan
Attorney
P O Box 131145
Birmingham, AL 35213


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

Grantee's Address:
Sigma Investment Corp.
8 Club View Drive
Birmingham, AL 35213

Property Address:
1010 and 1020 Nabors Street
Montevallo, AL 35115

Source of valuation: tax sale redemption payoff

Real Estate Sales Validation Form

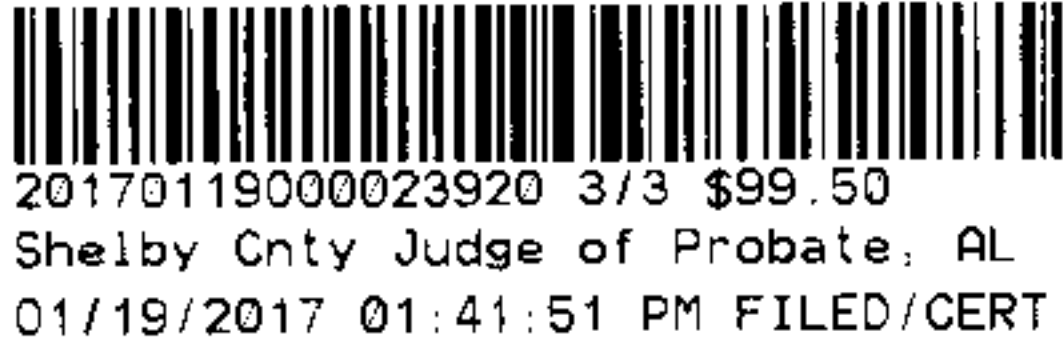
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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

Grantee's Name Sigma Investments Corp.
Mailing Address 8 Club View Drive
Birmingham, AL 35213

Property Address 1010 and 1020 Nabors Street
Montevallo, AL 35115

Date of Sale December 13, 2016
Total Purchase Price \$ 78,500.00



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 ☐ Appraisal
☐ Sales Contract ☒ Other tax sale redemption payoff
☐ 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 December 13, 2016

Print Robert M. Couch

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1