


This instrument prepared by:  
Brodie T. James, Esq.  
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.  
420 20th Street North, Suite 1400  
Birmingham, AL 35203

SEND TAX NOTICE TO:  
Michael J. Harris  
912 Shire Valley Road  
Columbiana, AL 35051

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

  
20170125000030500 1/3 \$73.50  
Shelby Cnty Judge of Probate, AL  
01/25/2017 03:40:08 PM FILED/CERT

### **DEED OF REDEMPTION**

WHEREAS, heretofore, on, to-wit: the 12<sup>th</sup> day of April, 2002, Nancy L. Williams, unmarried, executed that certain mortgage on real property hereinafter described to Matrix Financial Services Corporation ("Lender"), which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, by Instrument Number 2002-17636;

WHEREAS, default was made by the said Mortgagor in the payment of the indebtedness secured by said mortgage, and the said mortgage was duly foreclosed by Lender in accordance with the terms and provisions provided for therein on the 2<sup>nd</sup> day of November, 2016, and a Foreclosure Deed was executed and recorded in the aforesaid Probate Office by Instrument Number 20161114000417940, which said Foreclosure Deed reveals that R. Realty, LLC (a/k/a R Realty, LLC), purchased all of the real property described in said mortgage at said foreclosure sale;

WHEREAS, in accordance with the Statutes of Alabama, Michael J. Harris, as the lawful heir of said mortgagor, has exercised his right of redemption from the said foreclosure sale and have paid to R. Realty, LLC the amount of (\$52,311.13) and has requested that R. Realty, LLC execute and deliver to Michael J. Harris, individually, a Deed of Redemption covering the property described in said mortgage;


Shelby County, AL 01/25/2017  
State of Alabama  
Deed Tax: \$52.50

NOW, THEREFORE, in consideration of the premises and of the payment to R. Realty, LLC by Michael J. Harris the amount of (\$52,311.13) in connection therewith, the receipt whereof is hereby acknowledged, R. Realty, LLC does hereby remise, release, quit claim, and convey unto Michael J. Harris, all of the rights, title, and interest acquired by the said R. Realty, LLC, under and by virtue of the foreclosure of the mortgage and conveyance of the property, as referred to hereinabove, in and to the following described property situated in Shelby County, Alabama:

Lot 48, Block 2, according to the Survey of Wildewood Village Fifth Addition, as recorded in Map Book 9, Page 165, in the Probate Office of Shelby County, Alabama.

**For information purposes only: This property is also known by the street address of 3506 Wildewood Drive, Pelham, AL 35124, and may also have been referred to as 3506 Wildwood Drive, Pelham, AL 35124**

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions contained in the records of the Office of the Judge of Probate of the County where the above-described property is situated; and furthermore, this property is being conveyed without warranty, express or implied, as to title, other than that the Grantor has neither permitted nor suffered any lien, encumbrance, or adverse claim to the property described herein since the date of acquisition thereof by Grantor; and by executing this deed, Grantor releases any and all claims whatsoever against the law firm representing the Grantee hereunder.

  
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[ SIGNATURE PAGE TO FOLLOW ]

TO HAVE AND TO HOLD unto the said Michael J. Harris, forever.

IN WITNESS WHEREOF, the said R. Realty, LLC, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25<sup>th</sup> day of January, 2017.

R. REALTY, LLC

BY: Charles Rich  
Charles Rich

ITS: member

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles Rich, whose name as member of R. Realty, LLC, 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 said conveyance, he, as such member and with full authority, executed the same voluntarily as and for the act of said company as aforesaid.

Given under my hand and seal this 25<sup>th</sup> day of January, 2017.

William R. Justice  
Notary Public

My Commission Expires: 9-11-19



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