

20170518000172550 1/4 \$84.00
Shelby Cnty Judge of Probate: AL
05/18/2017 09:34:51 AM FILED/CERT

Shelby County, AL 05/18/2017
State of Alabama
Deed Tax: \$60.00

Sheriff's Deed

CV08-56

The State of Alabama, Shelby County

Whereas, an execution issued from the Circuit Court of Chilton County, against Sue Mikul a/k/a Margaret Sue Mikul, et al. in favor of Howard Moore, et al. on a judgment rendered in said Court at the February Term thereof, 2017, for the sum of One hundred eighty five thousand and 00/100 ---- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 10th day of March, 2017, to execute and return according to law; and, whereas, also, divers other executions issued from the n/a were also placed in my hands, against said n/a to execution and return according to law, as will appear by reference to the records of said court, by virtue of which execution above recited, as also the other said executions, I did, as Sheriff aforesaid, levy upon the following as the property of said Sue Mikul a/k/a Margaret Sue Mikul, et al., to wit:

Part of the NE ¼ of the SE ¼ of Section 5, Township 22 South, Range 3 West, described as follows: Begin at the intersection of the South right of way line of the Montevallo-Maylene-Dogwood Highway with the West right of way line of the main line of the Southern R.R. and run southerly along the West right of way line of said R.R. to the North right of way line of the Southern R.R. spur track, leading to Little Gem Coal Co., mines, thence westerly along the North right of way line of said spur track to the East right of way line of the new Montevallo-Maylene-Dogwood Highway, thence northeasterly and easterly along said road right of way to the point of beginning.

Less and Except:

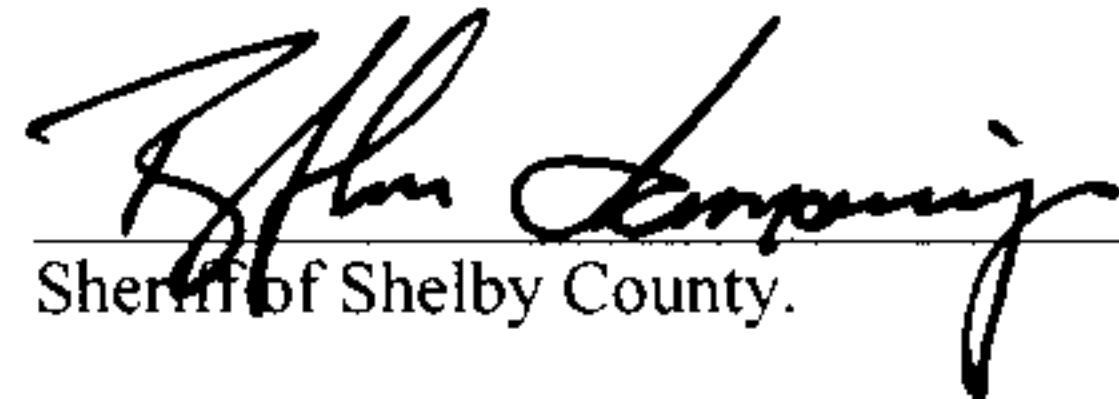
A parcel of property situated in the NE ¼ of the SE ¼ of Section 5, Township 22 South, Range 3 West, Shelby County Alabama, more particularly described as follows:

Commence at the point where the South right of way line of Shelby County Highway No. 22 intersects the Westerly right of way line of the old southern railroad track and run thence North 89 degrees 39 minutes 06 seconds West along the said South line of said Highway 22 a distance of 335.28 feet to the intersection point of said highway 22 and the East Margin of Shelby County Highway No. 17; Thence run S 15 degrees 13 minutes 48 seconds West along said east margin of said Highway 17 a distance of 247.94 feet to a set rebar corner and the point and the point beginning of the property being described; thence run S 15 degrees 46 minutes and 46 seconds W along said margin of said highway 17 a distance of 250.69 feet to a corner; Thence run S 19 degrees 07 minutes 32 second w along same said East margin of same said Highway 17 a distance of 157.90 feet to a corner; Thence run S 20 degrees 19 minutes 15 seconds W along same said margin of same said Highway 17 a distance of 62.21 feet to found bolt corner on the intersections of the East margin of Shelby County Highway No. 17 and the North Margin of an old railroad spur track in a curve to the left having a central angle of 35 degrees 37 minutes and 25 seconds and a radius of 543.48 feet; Thence run East Northeasterly along the said North Right of Way line of said railroad spur track an arch distance of 337.91 feet to a set rebar corner; Thence run N 10 degrees 37 minutes 20 seconds E a distance of 329.38 feet to a set rebar corner; Thence run N 10 degrees 40 minutes 14 seconds W a distance of 118.02 feet to a fence corner. Thence run S 85 degrees 17 minutes 30 seconds W a distance of 217.24 feet to the point of beginning, all being situated in the Northeast quarter of the Southeast quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama.

Of which said levy then and there notice was given said defendant personally, and the said property so levied on, after having been duly advertised for sale, by giving thirty days' previous publication of the time, place, and terms of sale in the **Shelby County Reporter**, a newspaper published in **Columbiana, Alabama**, and also by posting at the Courthouse door of said County an advertisement of said sale for thirty days previous, was offered for sale at the **Shelby County Courthouse** in the **City of Columbiana, Alabama** between the legal hours of sale, on the 4th Monday in April, 2017, at which said sale Howard Moore and Charlie Lloyd became the purchaser of said property so levied on as aforesaid, for the sum of Sixty thousand and 00/100 ----- Dollars, being the highest, best, and last bid for the same.

Now, therefore, Know all Men by the Presents, That for and in consideration of the premises, and of the credit by said Howard Moore and Charlie Lloyd of the sum of Sixty thousand and 00/100 ---- Dollars on the judgment, and advertising payment of Two thousand four hundred forty six and 89/100 -- Dollars, I do hereby convey, transfer, and set over to the said Howard Moore and Charlie Lloyd all the legal right, title, interest, and claim which the said Sue Mikul a/k/a Margaret Sue Mikul, et al. had and held in and to the foregoing described premises.

In Witness Whereof, I have hereunto set my hand and seal, this 24th day of April, 2017.

 (Seal)
Sheriff of Shelby County.

The State of Alabama, Shelby County

I, **Krissie Masters**, hereby certify that **John Samaniego**, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 24th day of April, 2017.


Notary Public
My commission expires: 11-15-20


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State of Alabama Unified Judicial System Form C-20 Rev. 6/88	WRIT OF EXECUTION	Case Number 08 CV-56
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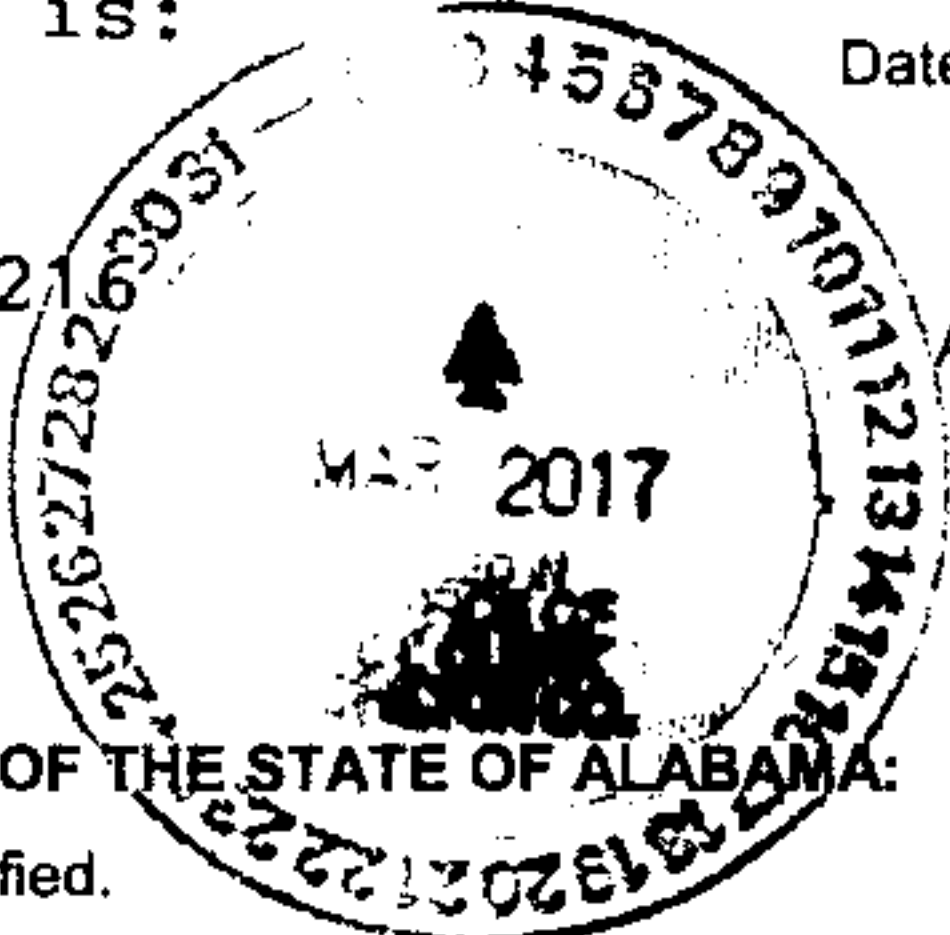
IN THE <u>Circuit</u> COURT OF <u>Chilton</u> , ALABAMA (Circuit or District) (Name of County)	v.	<u>Sue Mikul a/k/a Margaret Sue Mikul, et al.</u>
Plaintiff		Defendant

Home Address: <u>99 County Road #997</u>	Home Address: <u>4270 Highway 119</u>
City/State/Zip Code: <u>Clanton, Al. 35046</u>	City/State/Zip Code: <u>Montevallo, Al. 35115</u>

Attorney for Plaintiff is:

John A. Daugherty
 2720 Southview Terrace
 Vestavia Hills, Al. 35216
 (205) 822-6443

Date of Judgment/forfeiture	<u>2/18/2009</u>
Judgment amount \$	<u>185,000.00</u>
Court costs	<u>60.00</u>
Alternate property value	
Damages/rent	<u>510,000.00</u>
Other	<u>(30,971.88)</u>
TOTAL \$	<u>664,088.12</u>



TO ANY LAW ENFORCEMENT OFFICER OF THE STATE OF ALABAMA:

You are ordered to perform the action specified.

☐ Seize the property described below which is in the possession of _____ and restore to _____, If this property is not available, seize and sell any personal and real property of _____ the alternate value of the property. ☐ Exemptions as to Personal Property waived.

☐ Restore to _____ the described property now in the possession of _____ Collect \$ _____ for detention of the property.

☒ Seize any real or personal property Sue Mikul a/k/a Margaret Sue Mikul and further described below that will satisfy the total monetary value specified above. ☐ See description for exemption.

☐ Exemption as to personal property waived.

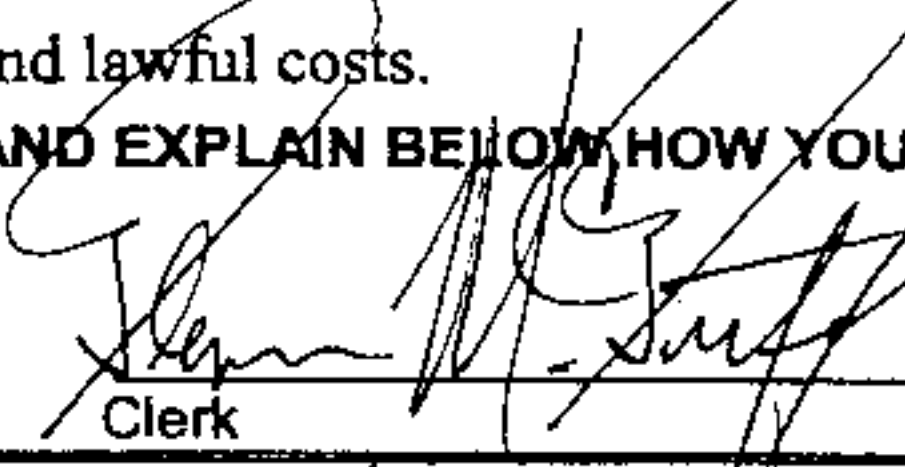
☐ Hold until further court action ☐ Sell and return

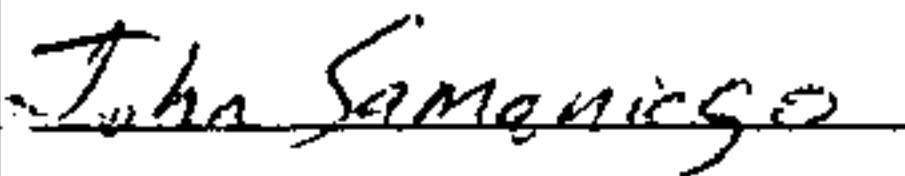
☐ Sell property described below previously seized and being held by you.

☐ Collect from _____ the court cost amount. If cash cannot be collected, seize and sell any real or personal form which can be made the sum of the costs.

Description: See Exhibit "A" attached hereto for a legal description, street address and parcel ID of real property to be seized and auctioned in satisfaction of the above stated judgment, court costs and advertising costs, yet to be determined and other related and lawful costs.

YOU ARE TO MAKE RETURN OF THIS EXECUTION AND EXPLAIN BELOW HOW YOU PERFORMED THE SPECIFIED ACTION.

Date issued: <u>3/7/17</u>	 Clerk
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Exception Date <u>4/24/17</u> Remarks: <u>Sold at auction to plaintiff attorney John Daugherty</u> <u>Credit Bid of \$60,000.00 + Ad Cost \$2446.89</u>	Sgt. Studdard DS-178
 Sheriff	By Deputy Sheriff

COURT RECORD: Original	ADDRESSEE: Copy
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Real Estate Sales Validation Form

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

Grantor's Name Shelby Co. Sheriff
Mailing Address _____

Grantee's Name Howard Moore
Mailing Address Charlie Lloyd
99 Co. Rd 997
Canton AL 35016

Property Address 4270 Hwy 119
Montevallo AL
35115

Date of Sale 4/24/17
Total Purchase Price \$ 600,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



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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
☐ 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 5/18/17
Unattested

(verified by)

Print John A. Mangum
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1