

This Instrument Prepared By:
Michael B. Odom
Rumberger, Kirk & Caldwell
2001 Park Place North, Suite 1300
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)

REDEMPTION DEED


20170531000189460 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
05/31/2017 11:02:25 AM FILED/CERT

Know all men by these presents, that in consideration of \$130,000.00 to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, First US Bank (Grantor) does grant, bargain, sell and convey unto Charles R. Massengale (Grantee), all of its right, title and interest in and to the following described real estate situated in Shelby County, Alabama:

See Exhibit A.

To have and to hold unto the Grantee, his heirs and assigns forever.

This is a deed of redemption for the purpose of redeeming the property described herein from the foreclosure sale of June 7, 2016, and evidenced by the Foreclosure Deed dated June 7, 2016, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on June 7, 2016, at Instrument Number 20160607000196200.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that 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.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 24th day of May, 2017.

GRANTOR
FIRST US BANK

By: Dan McArthur SVP
Dan McArthur, Senior Vice President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Dan McArthur, whose name as Senior Vice President of First US Bank is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this 24th day of May, 2017.

Betty Hammond Horton
Notary Public
My Commission Expires: 12/03/2017

EXHIBIT A

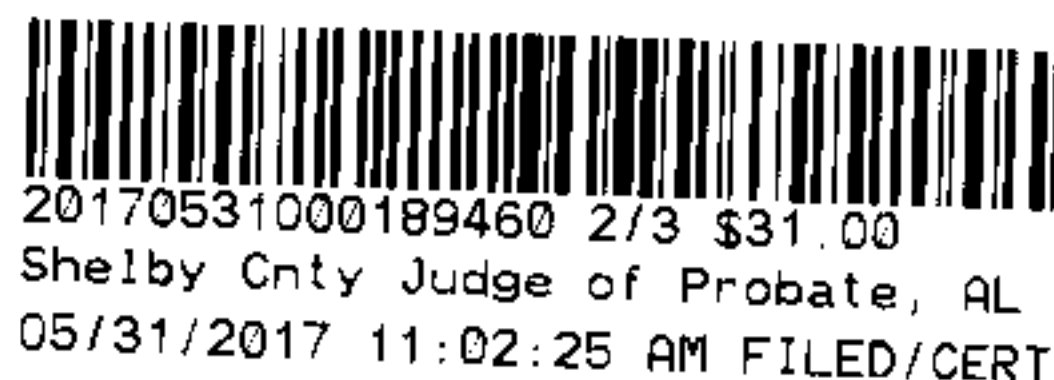
Beginning at the Southwest corner of the Northeast quarter of the Northeast quarter of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence easterly along the South line of said quarter-quarter section a distance of 1,001.00 feet to a point; thence turn 92 degrees 07 minutes 51 seconds left and run northerly 311.18 feet to a point; thence turn 88 degrees 32 minutes 25 seconds left and run westerly 1,001.01 feet to a point on the West line of same said quarter-quarter section; thence turn 91 degrees 31 minutes 48 seconds left and run southerly along same said West line of said quarter-quarter section a distance of 299.46 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the Southwest corner of the Northeast quarter of the Northeast quarter of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence northerly along the West line of said quarter-quarter a distance of 150.00 feet to a point on said quarter-quarter line within the right of way of the Bailey Road, a public road and the point of beginning of the property being described; thence continue along last described course a distance of 149.46 feet to a corner in the West edge of said Bailey Road; thence turn a deflection angle of 91 degrees 31 minutes 48 seconds to the right and run easterly a distance of 218.58 feet to a corner; thence turn a deflection angle of 88 degrees 28 minutes 12 seconds to the right and run southerly a distance of 149.46 feet to a corner; thence turn a deflection angle of 88 degrees 28 minutes 12 seconds to the right and run westerly a distance of 218.58 feet to the point of beginning.

ALSO, LESS AND EXCEPT:

Commence at the Southwest corner of the Northeast quarter of the Northeast quarter of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence northerly along the West line of said quarter-quarter a distance of 299.46 feet to a point; thence turn 91 degrees 31 minutes 48 seconds right and run easterly a distance of 218.58 feet to the point of beginning of the property being described; thence continue along last described course a distance of 291.45 feet to a point; thence turn 88 degrees 28 minutes 12 seconds right and run southerly a distance of 149.48 feet to a point; thence turn 91 degrees 31 minutes 48 seconds right and run westerly a distance of 291.45 feet to a point; thence turn 88 degrees 28 minutes 12 seconds right and run northerly a distance of 149.46 feet to the point of beginning.



Real Estate Sales Validation Form

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

Grantor's Name First US Bank, Successor to First
United Security Bank

Mailing Address Unknown

Property Address Wooten Road
Alabaster AL 35007

Grantee's Name Charles R. Massengale

Mailing Address 422 Sand Oaks Dr
Greensboro, AL 36744

Date of Sale May 24, 2017
Total Purchase Price \$130,000.00

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
☐ 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 of 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 May 24, 2017

Print Mila D. Hester ity

☐ Unattested



20170531000189460 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
05/31/2017 11:02:25 AM FILED/CERT

Sign Mila D. Hester
(Grantor/Grantee/Owner/Agent) circle one