


Send tax notice to:
CCN Asset Mgmt Co, Inc.
P.O. Box 43905
Birmingham, AL 35243
Attention: Concetta Givianpour

Shelby County, AL 10/17/2017
State of Alabama
Deed Tax: \$30.50

This instrument prepared by:
Gregory A. Kennemer, Attorney
2908 Crescent Avenue
Birmingham, AL 35209
205-879-2999

STATE OF ALABAMA
SHELBY COUNTY

)
)


20171017000377030 1/4 \$56.50
Shelby Cnty Judge of Probate, AL
10/17/2017 09:40:00 AM FILED/CERT

TITLE NOT EXAMINED BY PREPARER OF THIS INSTRUMENT-NO TITLE OPINION ISSUED

DEED OF REDEMPTION FROM TAX SALE

WHEREAS, on the 4th day of April, 2011, a decree was rendered by the Probate Court of said county for the sale of the lands, hereinafter described, and conveyed for the state and county taxes then due from South Grande View Dev. Co. Inc, the owner of said land for the costs and expenses thereof and thereunder.

And WHEREAS, thereafter, to-wit, on the 2nd day of May, 2011, said lands were duly and regularly sold by the Tax Collector of said county for taxes costs and expenses, and at said sale the State of Alabama became the purchaser of said lands, at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said Collector a certificate of said purchase.

WHEREAS, the time for the redemption of said lands by said owners or other persons having an interest therein had elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

WHEREAS, on June 24, 2014, the Judge of Probate of Shelby County, Alabama under and by virtue of the provisions of Title 40-10-29, 1975 Code of Alabama in case # PR-2014-000415 conveyed the property by deed to John Andrews and Dale Pugh. The deed was recorded on July 10, 2014 at 201407109000208830 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, said property being identified therein as Parcel # 58-23-05-21-0-001-002.004

WHEREAS, Cyrus Givianpour did purchase the subject property at foreclosure sale of February 22, 2012 with said deed being recorded on November 19, 2012 at 20121119000442850 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, CCN Asset Management Company, LLC. did purchase the subject property from Cyrus Givianpour on May 21, 2012 with said deed being recorded on November 19, 2012 at 20121119000442880 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, in accordance with the statutes of Alabama, the said CCN Asset Management Company, LLC. has exercised its right of redemption from the tax sale having settled in full with John Andrews and Dale Pugh in connection therewith by payment of all taxes, interest, costs and expenses in the sum of Thirty Thousand Five Hundred and no/100 dollars. (\$30,500.00.)

Now Therefore, in consideration thereof, the undersigned John Andrews and Dale Pugh, having full lawful authority to do so, do grant, sell and convey unto CCN Asset Management Company, LLC. all of the right, title and interest, if any, in the property, which they acquired from the above referenced tax sale and 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 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 the property or title to the property.

No Title Exam or Search Performed, No Title Opinion Issued, No survey Provided. This instrument was prepared with information provided by the Grantor and Grantee listed herein. A Title Exam, Title Opinion, and survey was not requested by the Grantor and Grantee contained herein. No legal advice nor tax advice was rendered by the preparer of this deed. The Preparer of this document acts as a draftsman only.

TO HAVE AND TO HOLD unto the said CCN Asset Management Company, LLC. , its successors and assigns forever;

IN WITNESS WHEREOF, the said John Andrews and Dale Pugh have caused this conveyance to be executed the 21st day of September, 2017.

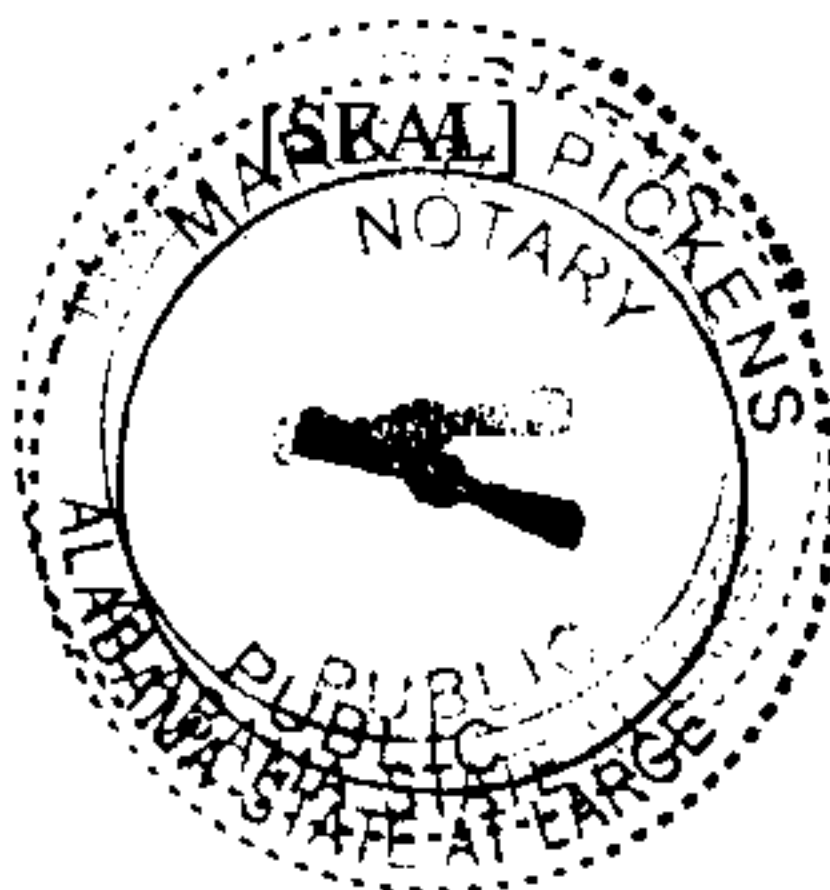
 SEAL
By: John Andrews

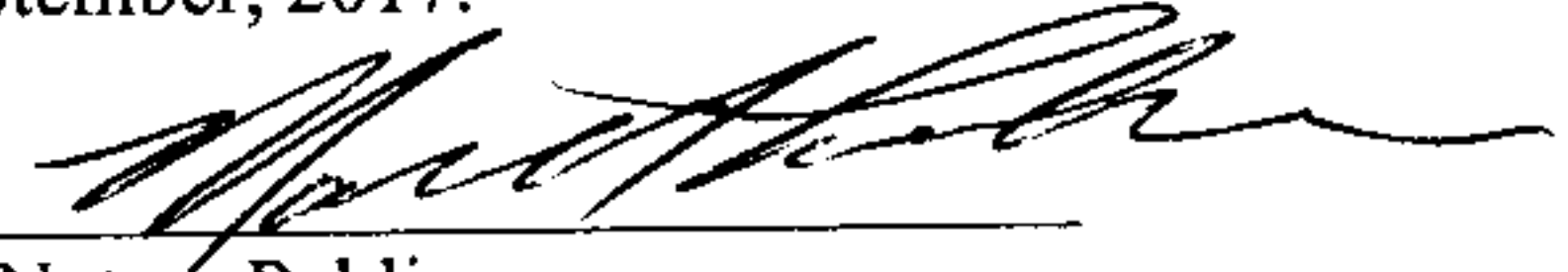

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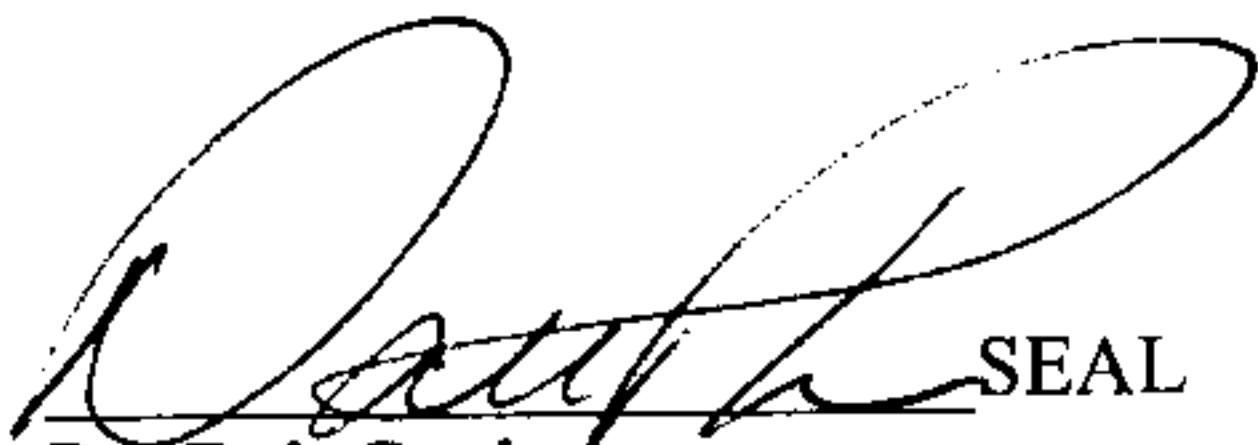
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Andrews, 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 said conveyance, he executed the same on same date.

Given under my hand and official seal this 21 day of September, 2017.




Notary Public
Commission expires: 3-10-2024

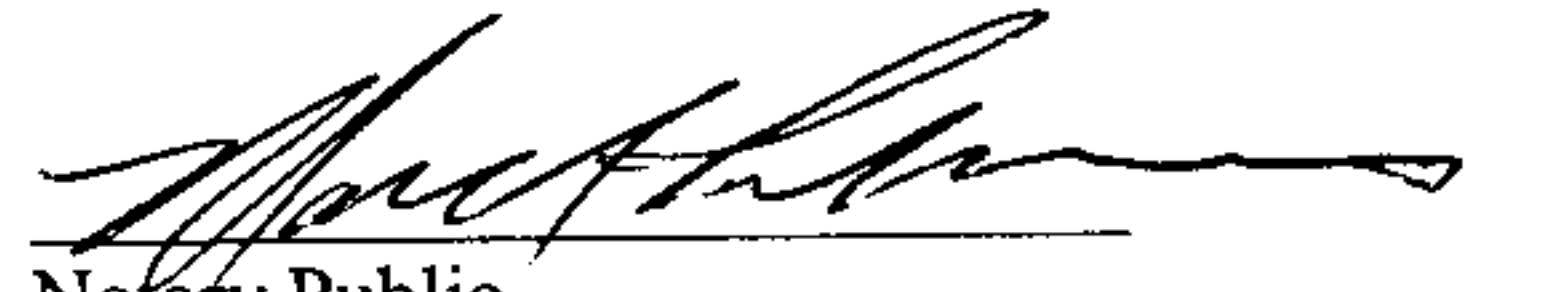

By: Dale Pugh SEAL

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dale Pugh, 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 said conveyance, he executed the same on same date.

Given under my hand and official seal this 21 day of September, 2017.





Notary Public
Commission expires: 3-10-2021

Property Address: Parcel # 58-23-05-21-0-001-002.004

Grantor's Address:
John Andrews and Dale Pugh
2262 Rocky Ridge Rd, Ste.101
Birmingham, AL 35216

Grantee's Address:
CCN Asset Mgmt Co, Inc.
P.O. Box 43905
Birmingham, AL 35243


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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 John Andrews & Dale Pugh
Mailing Address 2262 Rocky Ridge Rd. Ste. 101
Birmingham, AL 35216

Grantee's Name CCN Asset Mgmt Co. Inc.
Mailing Address P.O. Box 43905
Birmingham, AL 35205
Attn: Concetta Givianpour

Property Address Parcel #
58-23-05-21-0-001-02.004
undeveloped

Date of Sale September 21, 2017
Total Purchase Price \$ 30,500

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 Redemption Deed
☐ 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 September 21-2017

Print Gregory A. Kennemer, P.C.

Unattested

Sign

Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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