

Sheriff's Deed

58-DR-1995-169.02

The State of Alabama, Shelby County

Whereas, an execution issued from the Circuit Court of Shelby County, against Perry E. Cox, Jr. in favor of Bevely B. Cox on a judgment rendered in said Court at the August Term thereof, 2017, for the sum of Five hundred fifty thousand and 00/100 ----- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 25th day of October, 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 Perry E. Cox, Jr., to wit:

A parcel of land situated in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East situated in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East; thence run East along the North line of the said $\frac{1}{4}$ - $\frac{1}{4}$ for 334.31 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 248.69 feet; thence turn an angle right of 84 degrees 17 minutes 61 seconds and run Southeast for 815.32 feet; thence turn an angle to the right of 14 degrees 22 minutes 08 seconds and run southwest for 476.16 feet; thence turn an angle to the right of 89 degrees 38 minutes 22 seconds and run West for 98.15 feet; thence turn an angle to the right of 89 degrees 14 minutes 35 seconds and run North for 273.05 feet; thence turn an angle to the left of 89 degrees 14 minutes 35 seconds and run West for 150.00 feet; thence turn and angle to the right of 89 degrees 14 minutes 35 seconds and run North for 1010.62 feet to the point of beginning.

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 2nd Monday in January, 2018, at which said sale

Shelby County, AL 01/18/2018
State of Alabama
Deed Tax: \$100.00

Venture South, LLC became the purchaser of said property so levied on as aforesaid, for the sum of One hundred 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 payment by said Venture South, LLC of the sum of One hundred thousand and 00/100 ----- Dollars, the receipt of which is hereby acknowledged, I do hereby convey, transfer, and set over to the said Venture South, LLC all the legal right, title, interest, and claim which the said Perry E. Cox, Jr. had and held in and to the foregoing described premises.


In Witness Whereof, I have hereunto set my hand and seal, this 8th day of January, 2018.


 (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 8th day of January, 2018.


Notary Public
My commission expires: 11-15-20


20180118000017490 2/3 \$121.00
Shelby Cnty Judge of Probate: AL
01/18/2018 11:48:48 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name State of Alabama Perry F. Cox
Mailing Address 825 Powderhill Mill Rd
Lawrenceburg, TN 38464

Grantee's Name Venture South LLC
Mailing Address 1401 Doug Baker Blvd
Suite 107-206
Birmingham, AL 35242

Property Address 400 Merry Hill Rd
Star-H, AL 35147

Date of Sale 1-8-18

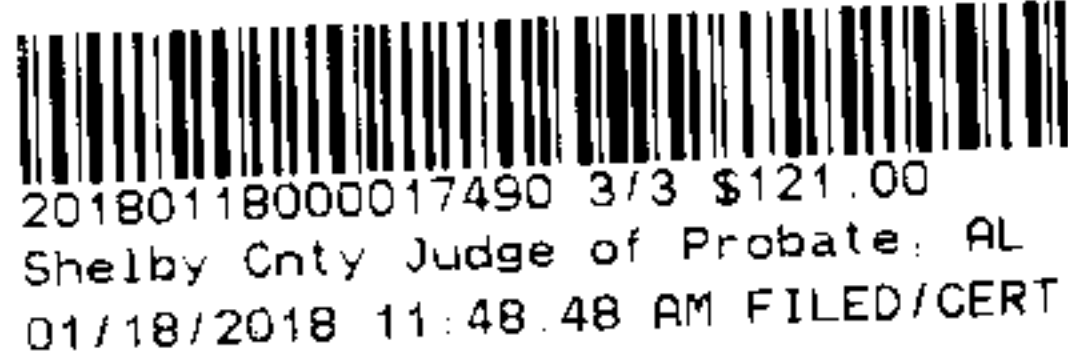
Total Purchase Price \$ 100,000.00

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 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 18 Jan 18

Print John Phillip Venture South LLC

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1