

STATE OF ALABAMA §
 §
SHELBY COUNTY §

STATUTORY REDEMPTION DEED

KNOW ALL MEN BY THESE PRESENTS, that Trevor Pat Kesler, the Grantor herein, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by James Donald McCrorie, II, the Grantee herein, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, its successors and assigns, in fee simple, all of its right, title and interest in and to the following real property, lying and being situated in the County of Shelby, State of Alabama, and being particularly described as follows, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF GRAND VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, FIRST ADDITION, AS RECORDED IN MAP BOOK 19, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Said property is also commonly known as: 133 Grandview Circle, Alabaster, Alabama.

This conveyance and the covenants of title herein are made subject to any and all easements, rights of way, reservations, restrictions and covenants of record in said county affecting

said real property, any matter and state of facts that would be disclosed by accurate survey and inspection of said premises,

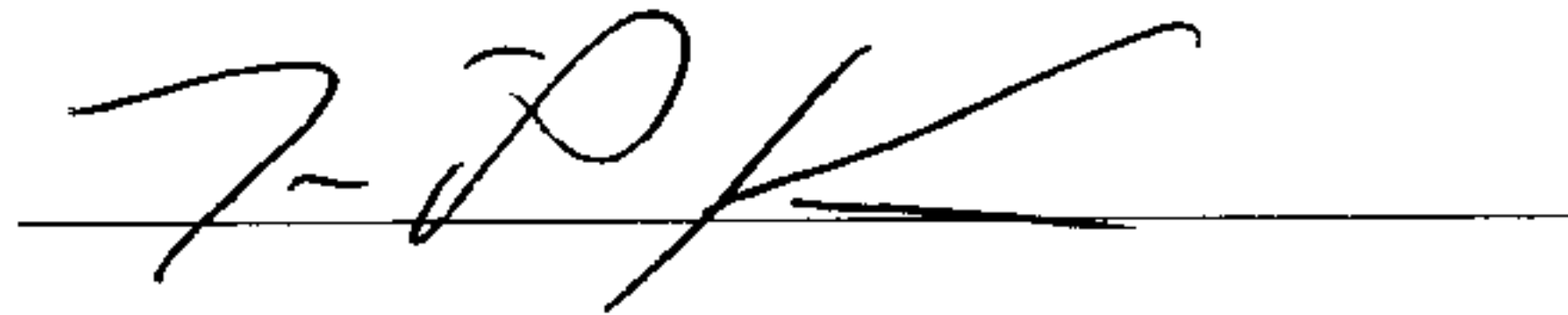
TO HAVE AND TO HOLD the above granted premises unto the said Grantee, its successors and assigns forever.


This conveyance is executed and delivered for the purpose of effecting the redemption of said real property from that foreclosure sale held on the 27th day of December, 2017, as evidenced by that certain Mortgage Foreclosure Deed executed on the 8th day of January, 2018 and being recorded at Instrument 20180108000007520 in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed on its behalf by Trevor Pat Kesler, who is thereunto duly authorized, on this the 9TH day of MARCH, 2018.

GRANTOR:

TREVOR PAT KESLER




201803080000075250 2/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/08/2018 09:51:08 AM FILED/CERT

(Notary Acknowledgment on Page 3 of 3)

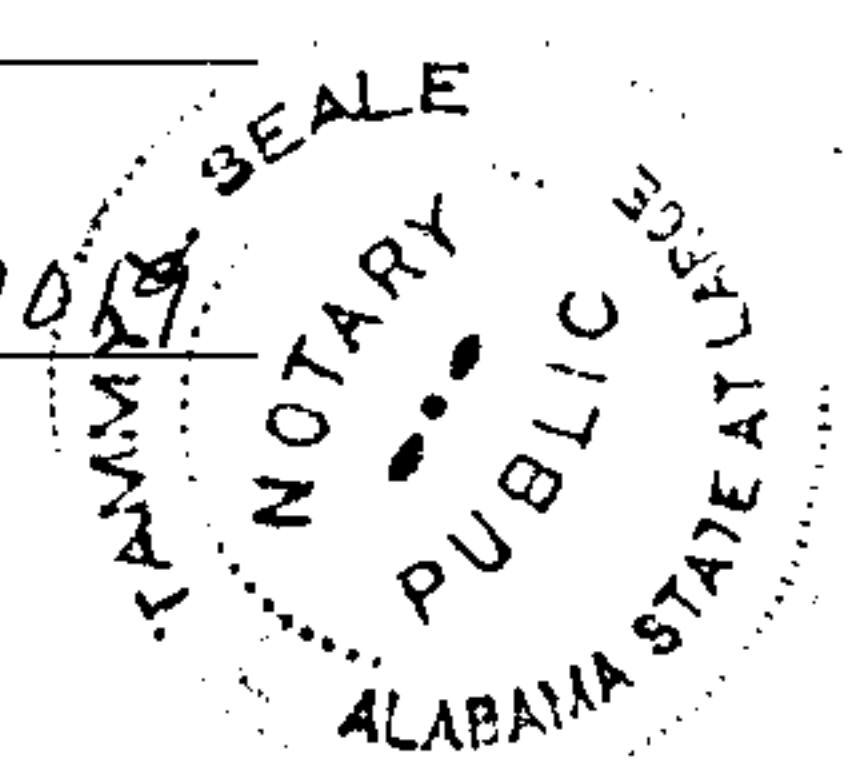
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I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Trevor Pat Kesler, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing conveyance, that he/she executed the same voluntarily for and as his duly authorized act on the day the same bears date.

Given under my hand, this 8th day of March, 2018.

Sammy L. Seale
Notary Public

My Commission Expires: 09-09-2019



Grantor's address:

Trevor Pat Kesler
132 Austin Circle
Birmingham, Alabama 35242

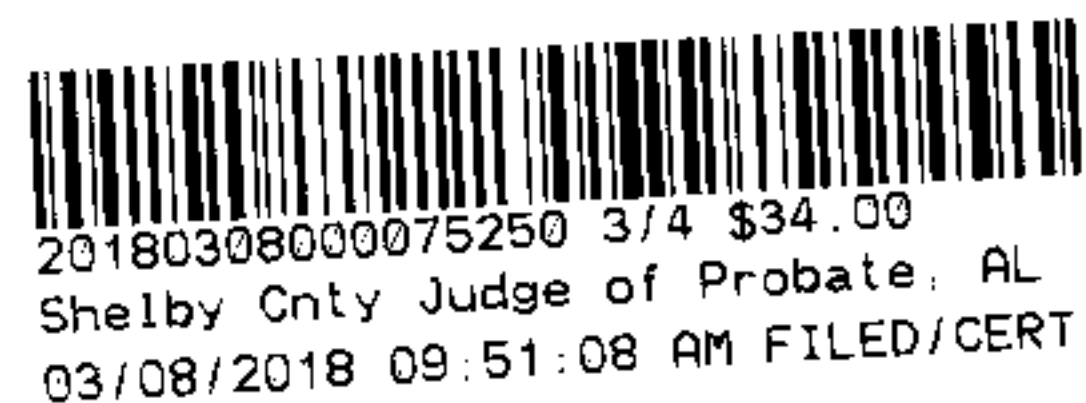
Grantee's Address:

James Donald McCrorie, II
1501 Kiowa Road
Remlap, AL 35153

Upon recordation, please return to preparer.

THIS INSTRUMENT PREPARED BY:
J. Heath Loftin
REYNOLDS, REYNOLDS & LITTLE, L.L.C.
Attorneys at Law
Post Office Box 1389
Montgomery, Alabama 36102-1389
phone: (334) 832-9553
FILE NO. 12.1788

NOTICE: No title work in relation to the subject real property herein was undertaken by, through or on behalf of preparing counsel, and no representation as to the status of title as to said property is made in relation hereto.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Trevor Pat Kesler
Mailing Address 132 Austin Cr.
Birmingham, AL 35242

Grantee's Name: James Donald McCrorie, II
Mailing Address: 1501 Kiowa Road
Remlap, AL 35153

Property Address: Maylene, AL

Date of Sale _____
Total Purchase Price \$ 10,000.00
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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other - Redemption Deed

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 03-08-2018

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print James D. Arnold

☐ Unattested

(Verified by)

