

Sheriff's Deed

CV16-901050

The State of Alabama, Shelby County

Whereas, an execution issued from the Circuit Court of Shelby County, against William Hartstein in favor of Horizon Condominium Assoc., Inc. on a judgment rendered in said Court at the June Term thereof, 2012, for the sum of Twenty thousand five hundred forty two and 17/100 ----- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 29th day of January, 2018, 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 William Hartstein, to wit:

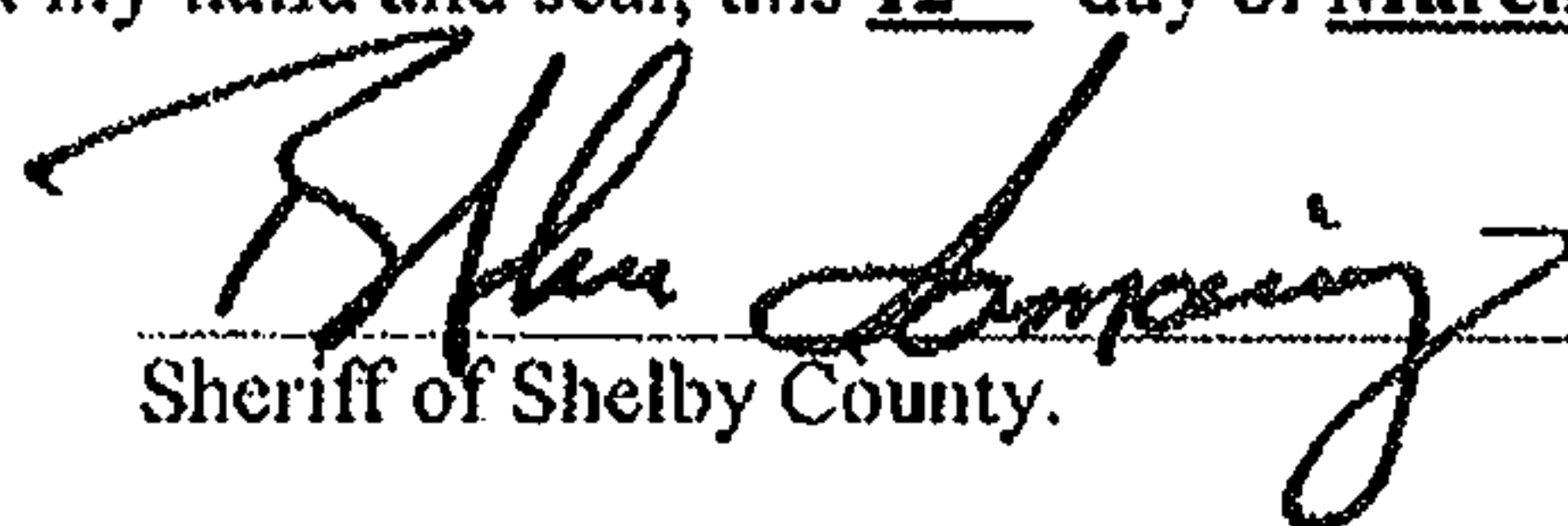
Unit 1810, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with and undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

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 March, 2018, at which said sale Horizon Condominium Assoc., Inc. became the purchaser of said property so levied on as aforesaid, for the sum of Twenty one thousand four hundred seventy eight and 95/100 ----- 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 Horizon Condominium Assoc., Inc. of the sum of Twenty thousand five hundred

forty two and 17/100 ----- Dollars on the judgment, and advertising payment of Nine hundred thirty six
and 78/100 ----- Dollars, I do hereby convey, transfer, and set over to the said Horizon Condominium
Assoc., Inc., all the legal right, title, interest, and claim which the said William Hartstein, had and held in
and to the foregoing described premises.


In Witness Whereof, I have hereunto set my hand and seal, this 12th day of March, 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 12th day of March, 2018.


Notary Public
My commission expires: 11-15-20



Real Estate Sales Validation Form

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

Grantor's Name William Harstein Grantee's Name Horizon Condominium
 Mailing Address _____ Mailing Address Assoc., Inc

Property Address Unit 1810 Date of Sale 3/12/18
Horizon Total Purchase Price \$ 20,542.17
Condominium or
 Actual Value \$ Exempt
 or
 Assessor's Market Value \$ Sheriff's Deed

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 _____

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 4/11/18

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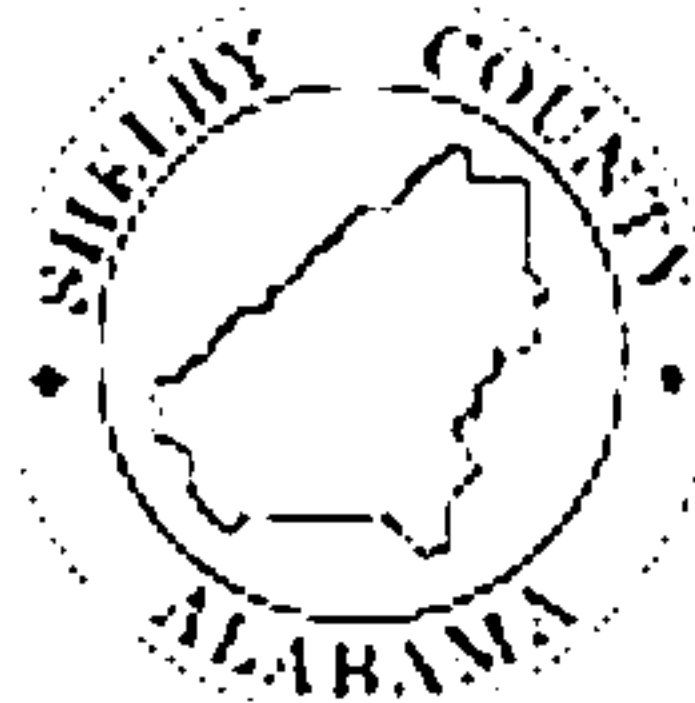
☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/11/2018 09:24:22 AM
 \$42.00 CHERRY
 20180411000119860

[Signature]