

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

CASE NO. PR-2018-000279

20180822000302060 1/2 \$23.50  
Shelby Cnty Judge of Probate, AL  
08/22/2018 04:02:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 17th day of February, 2014 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 **GASSAWAY MICHAEL A & STORMY M**, the owners of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 31st day of March, 2014, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale **PANTHEON TAX RECEIVABLES LP**, 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 has elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

Now, therefore, I, **James W. Fuhrmeister**, as Judge of Probate, of said County of Shelby, under and by virtue of the provisions of 40-10-29, 1975 Code of Alabama, and in consideration of the premises above set out and in further consideration of the sum of \$5.00 to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said **PANTHEON TAX RECEIVABLES LP**, who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **GASSAWAY MICHAEL A & STORMY M**, owners of aforesaid land, and all the right, title, interest and claim of the state and county on account of said taxes, or under said decree and to the following described lands, hereinafter referred to, to-wit:

Parcel ID# 58/19/03/07/1/001/027.001 described as:

MAP NUMBER 19 3 07 1 000  
SUB DIVISION1:  
SUB DIVISION2:  
PRIMARY LOT:  
SECONDARY LOT:

CODE1: 00 CODE2: 00

MAP BOOK: 00 PAGE: 000  
MAP BOOK: 00 PAGE: 000

PRIMARYBLOCK:  
SECONDARYBLOCK:

SECTION1 07  
SECTION2 00  
SECTION3 00  
SECTION4 00  
LOT DIM1 224.31

TOWNSHIP1 21S  
TOWNSHIP2 00  
TOWNSHIP3 00  
TOWNSHIP4  
LOT DIM2 189.75

RANGE1 02E  
RANGE2 00  
RANGE3 00  
RANGE4  
ACRES 0.000 SQ FT 0.000

METES AND BOUNDS:

BEG INT N ROW VALENTINE TRAIL & E ROW VALENTINE CIRCLE; NE ALG VALENTINE TRAIL 224.31 N189.75 TO S ROW VALENTINE CIRCLE WLY128.51 SLY191.33 TO POB

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said **PANTHEON TAX RECEIVABLES LP** and its heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.

In testimony whereof, I have hereunto set my hand seal, this the 1st day of May, 2018.

Judge of Probate

The State of Alabama, Shelby County

I, Lisa Traywick Morgan, a Notary Public in and for said county, in said state, hereby certify that **James W. Fuhrmeister** whose name as Judge of Probate 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 this conveyance, he, in his capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 1st day of May, 2018.

Shelby County, AL 08/22/2018  
State of Alabama  
Deed Tax: \$5.50

I certify this to be a true and correct copy

5-1-18

Probate Judge

Shelby County

Lisa Traywick Morgan  
Lisa Traywick Morgan, Notary Public  
My Commission Expires: 5/2/2020

# Real Estate Sales Validation Form

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

Grantor's Name Michael A & Stormy M Gassaway  
Mailing Address 80 Valentine Circle  
Wilsonville, AL 35186

Grantee's Name PANTHEON TAX RECEIVABLES LP  
Mailing Address c/o Walding LLC  
2227 1st Ave S, Ste 100  
Birmingham, AL 35233

Property Address 80 Valentine Circle  
Wilsonville, AL 35186

Date of Sale May 1, 2018  
Total Purchase Price \$5,274.74

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 Certificate of Land Sold for Taxes  
☐ 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 8/20/18

Print E. Bryan Nichols

Sign [Signature]

☐ Unattested

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Shelby Cnty Judge of Probate, AL  
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(Grantor/Grantee/Owner/Agent) circle one

Agent Form RT-1