

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

CASE NO. PR-2018-000283

20180822000302090 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
08/22/2018 04:02:21 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 **PAIR RALPH F & VANOLA**, 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 **PAIR RALPH F & VANOLA**, 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//08/04/20/0/001/013.000 described as:

MAP NUMBER 08 4 20 0 000
SUB DIVISION1:
SUB DIVISION2:
PRIMARY LOT:
SECONDARY LOT:

CODE1: 00 CODE2: 00
PRIMARYBLOCK: 000
SECONDARYBLOCK: 000

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

SECTION1 20
SECTION2 00
SECTION3 00
SECTION4 00
LOT DIM1 100.00

TOWNSHIP1 19S
TOWNSHIP2 00
TOWNSHIP3 00
TOWNSHIP4
LOT DIM2 410.00

RANGE1 01E
RANGE2 00
RANGE3 00
RANGE4
ACRES 0.940 SQ FT 40,946.400

METES AND BOUNDS: COM INTER US HWY280 & E LINE SE1/4 OF SW1/4 W 110' TO POB N 410' W 100' S 410' E100' 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.

Shelby County, AL 08/22/2018
State of Alabama
Deed Tax: \$4.00

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


I certify this to be a true and correct copy

5-1-18

lm

Probate Judge

Shelby County



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 RALPH F & VANOLA PAIR
Mailing Address C/O DIANE CHAMPION
PO BOX 83
WESTOVER, AL 35185

Grantee's Name PANTHEON TAX RECEIVABLES LP
Mailing Address C/O WALDING LLC
2227 1ST AVE S, STE 100
BIRMINGHAM, AL 35233

Property Address 5788 OLD HWY 280
STERRETT, AL

Date of Sale MAY 1, 2018
Total Purchase Price \$3,684.97
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 8/20/2018

Print

E. Bryan Nichols

Sign

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

☐ Unattested

by)

eFoi



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Form RT-1