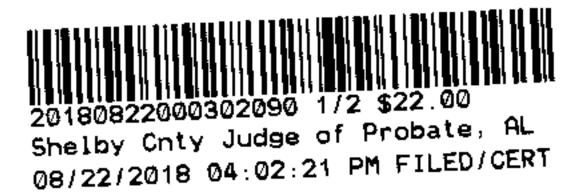
IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA



CASE NO. PR-2018-000283

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 <u>Code of Alabama</u>, 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 PRIMARYBLOCK: SECONDARYBLO		MAP BO		PAGE: 000 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 RANGE2 RANGE3 RANGE4 ACRES	00	SQ FT	40,946.400

METES AND BOUNDS:

correct copy

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

Lisa Traywick Morgan, Notary Public

My Commission Expires: 5/2/2020

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.

Real Estate Sales Validation Form

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

11113 1	Joeument must be med in acco	nuance with Code of Alabama is	37 J, Jection 40-22-1			
Grantor's Name	RALPH F & VANOLA PAIR	_	PANTHEON TAX RECEIVABLES LP			
Mailing Address	C/O DIANE CHAMPION	Mailing Address	C/O WALDING LLC			
	PO BOX 83	_	2227 1ST AVE S, STE 100			
	WESTOVER, AL 35185	_	BIRMINGHAM, AL 35233			
Property Address	5788 OLD HWY 280	Date of Sale	MAY 1, 2018			
	STERRETT, AL	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 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).						
accurate. I further use of the penalty indicate	inderstand that any false sta ated in <u>Code of Alabama 19</u>	atements claimed on this form	ed in this document is true and n may result in the imposition			
Date 8/20/201	8' ·	Print E. Bry n	- Nidols			
Unattested		Sign The				
	by)	(Grantor/@rante	e)Owher/Agent) eircle one			

eFoi 20180822000302090 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
08/22/2018 04:02:21 PM FILED/CERT