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09/20/2018 08:42:20 AM
SHFFDEED 1/3

Sheriff's Deed

CV 2017-900845

The State of Alabama, Shelby County

Whereas, an execution issued from the Circuit Court of Shelby County, against Lydia Grace Davis in favor of Horizon Condominium Association, Inc. on a judgment rendered in said Court at the May Term thereof, 2018, for the sum of Fifteen thousand five hundred twenty two and 76/100 ----- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 22nd day of June, 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 Lydia Grace Davis, to wit:

Unit 1316, 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 an 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 August, 2018, at which said sale Horizon Condominium Association, Inc. became the purchaser of said property so levied on as aforesaid, for the sum of Seventeen thousand nine hundred seventy and 25/100 ----- 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 Association, Inc. of the sum of Seventeen thousand

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twenty two and 76/100 ----- Dollars on the judgment, and advertising payment of Nine hundred
forty seven and 49/100 ----- Dollars, I do hereby convey, transfer, and set over to the said Horizon
Condominium Association, Inc. all the legal right, title, interest, and claim which the said Lydia Grace
Davis had and held in and to the foregoing described premises.

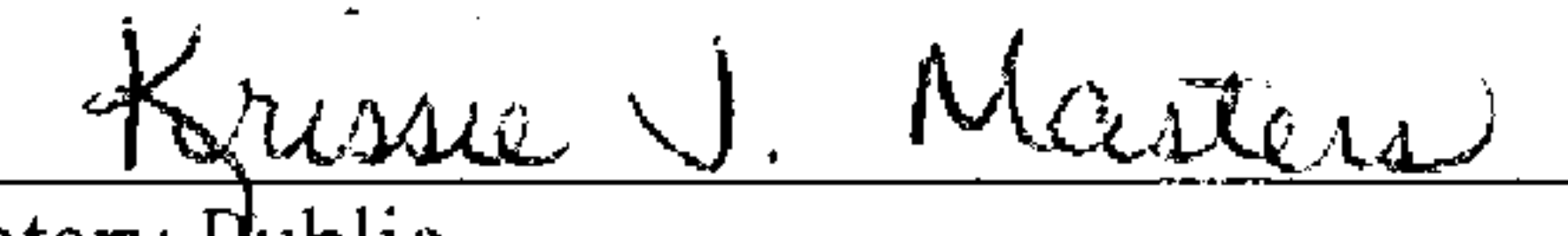
In Witness Whereof, I have hereunto set my hand and seal, this 13th day of August, 2018.

 (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 13th day of August, 2018.


Notary Public
My commission expires: 11-15-20

State of Alabama Unified Judicial System Form C-20 Rev. 6/88	WRIT OF EXECUTION	Case Number CV-2017-980845
IN THE <u>CIRCUIT</u> COURT OF <u>SHELBY</u> , ALABAMA <small>(Circuit or District) (Name of County)</small> <u>Horizon Condominium Association, Inc.</u> v. <u>Lydia Grace Davis</u> Plaintiff Defendant		
Home Address: <u>445 South Decatur Street</u> Home Address: <u>1316 Morning Sun Circle</u> City/State/Zip Code: <u>Montgomery, Alabama 36104</u> City/State/Zip Code: <u>Birmingham, Alabama 35242</u>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><i>Matthew Alfred</i></p> <p><i>334-264-1498</i></p> </div> <div style="width: 45%; text-align: center;"> <p>RECEIVED AND FILED</p> <p>MARY H. HARRIS</p> <p>JUN 14 2018</p> <p>CIRCUIT & DISTRICT COURT CLERK SHELBY COUNTY</p> </div> <div style="width: 45%;"> <p>Date of Judgment/forfeiture <u>May 7, 2018</u></p> <p>Judgment amount \$ <u>15,522.76</u></p> <p>Court costs _____</p> <p>Alternate property value _____</p> <p>Damages/rent _____</p> <p>Other <u>1,500.00</u></p> <p>TOTAL \$ <u>17,022.76</u></p> </div> </div>		
TO ANY LAW ENFORCEMENT OFFICER OF THE STATE OF ALABAMA: You are ordered to perform the action specified.		
<input type="checkbox"/> Seize the property described below which is in the possession of _____ and restore to _____. If this property is not available, seize and sell any personal and real property of _____ for the alternate value of the property. <input type="checkbox"/> Exemptions as to Personal Property waived.		
<input type="checkbox"/> Restore to _____ the described property now in the possession of _____. Collect \$ _____ for detention of the property.		
<input checked="" type="checkbox"/> Seize any real or personal property _____ belonging to Defendant, described below that will satisfy the total monetary value specified above. <input type="checkbox"/> See description for exemption.		
<input type="checkbox"/> Exemption as to personal property waived.		
<input type="checkbox"/> Hold until further court action <input checked="" type="checkbox"/> Sell and return		
<input type="checkbox"/> Sell property described below previously seized and being held by you.		
<input type="checkbox"/> Collect from _____ the court cost amount. If cash cannot be collected, seize and sell any real or personal form which can be made the sum of the costs.		
Description: <u>Please levy upon and sell that real property known as 1316 Morning Sun Drive. See attached Order.</u> <u>**SEE ATTACHED DEED**</u>		
YOU ARE TO MAKE RETURN OF THIS EXECUTION AND EXPLAIN BELOW HOW YOU PERFORMED THE SPECIFIED ACTION.		
Date issued: <u>6/21/18</u> <u>Mary Harris</u> By: <u>SP</u> <div style="display: flex; justify-content: space-around;"> Clerk </div>		
Exception Date <u>8/13/18</u> <u>Sold to plaintiff for credit bid of judgement</u> Remarks: <u>plus payment of advertisement cost \$1947.49</u> <u>J. Samanie</u> <u>Sgt Studdard DS-178</u> Sheriff By Deputy Sheriff		
COURT RECORD: Orig ADDRESS: 20180920000336780		

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2018 08:42:20 AM
 \$37.00 DEBBIE
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Allen S. Bayl