

Deed Number: 62793

20190522000176070 1/1 \$17.00
Shelby Only Judge of Probate AL
05/22/2019 04:27:55 PM FILED CERT

THE STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

THAT WHEREAS, on the 15th day of February, 2016, the Probate Court of SHELBY County rendered a decree for sale of lands hereinafter described and conveyed, for payment of State and County taxes then due from REGIONS BANK the owner of said lands, and for the payment of fees, costs and expenses of and under said decree, and the sale had in execution thereof.

And WHEREAS, thereafter, to-wit, on the 21th day of March, 2016, under and in pursuance of said decree, said lands were regularly offered for sale by the Tax Collector of SHELBY County for said taxes, fees, costs and expenses, and no person having bid a sufficient sum for the said lands to pay the same, said lands, were bid in for the State for the sum of said taxes, fees, costs, and expenses.

AND WHEREAS, the time allowed by law for the redemption of said lands has elapsed since said sale, and the same not having been redeemed, the title thereto under said sale is still in the State.

And WHEREAS, said land having been entered upon the books of the State Land Commissioner, and the State Land Commissioner of the State of Alabama, with the approval of the Governor, has fixed the price of said land, and ascertained that the sum of ONE THOUSAND SIX HUNDRED EIGHTY DOLLARS & TEN CENTS is sufficient to cover and satisfy all claims of the State and County against said lands for or on account of taxes, interest, fees, costs and officers' fees which were due upon or have accrued against said lands, as provided by law.

And WHEREAS, application has been made to the State Land Commissioner of the State of Alabama by FINANCIAL FREEDOM RIDERS INVESTMENT CLUB to purchase said land, and sum of ONE THOUSAND SIX HUNDRED EIGHTY DOLLARS & TEN CENTS (1680.10) therefore has been paid into the State Treasury.

NOW THEREFORE, the State Land Commissioner of the State of Alabama, by virtue of and in accordance with the authority in him vested by law, with the approval of the Governor of Alabama, and in consideration of the premises above set out, has this day granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell and convey unto the said FINANCIAL FREEDOM RIDERS INVESTMENT CLUB without warranty or covenant of any kind on the part of the State, express or implied, all right and title of the State of Alabama acquired by the tax sale aforesaid in and to said lands, described as follows:

Parcel # 582806230000055000

Legal Description SUB MARENGO SECTOR 2
R02W

L39 B MB26 MP090 DIM 100x131.07 S23 T22S

lying and being situated in said County and State, to have and to hold the same, the said right and title of the State in the land aforesaid, unto FINANCIAL FREEDOM RIDERS INVESTMENT CLUB and his/her/their/its heirs, assigns and successors forever.

In testimony whereof I have hereunto set my hand and seal this the 8th day of May, 2019.

Approved
Kay Ivey
Governor of Alabama

STATE LAND COMMISSIONER OF ALABAMA
Vernon Barnett
By Vernon Barnett
State Land Commissioner

THE STATE OF ALABAMA, MONTGOMERY COUNTY

I, Deanna Coman, a Notary Public in and for said County, in said State hereby certify that Revenue Commissioner Vernon Barnett, whose name is signed to the foregoing conveyance as State Land Commissioner, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she, in his/her capacity as such State Land Commissioner, executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of May, 2019.

Deanna Coman, Notary Public

My Commission expires: 6-11-2022

Grantor:
Alabama Department of Revenue
Property Tax Division
Gordon Persons Bldg.
50 N. RIPLEY STREET RM 4103
MONTGOMERY, ALABAMA 36104

Grantee:
FINANCIAL FREEDOM RIDERS INVES
719 4th PL SW
Alabaster, AL 35007

This instrument was prepared by: Deanna Coman

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Shelby County: AL 05/22/2019
State of Alabama
Deed Tax \$2.00