

RECORDING OFFICE USE ONLY



20200313000100730 1/6 \$217.50
Shelby Cnty Judge of Probate, AL
03/13/2020 01:52:55 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

Redemption Deed

(Redeeming Property from Tax Sale)

THIS INDENTURE, made and entered into on this, the 13th day of FEBRUARY 2020, by and between **HGM HOLDINGS, LLC** and **TL SIX LC**, as parties of the first part, and **ADAMS HOMES, LLC**, as party of the second part;

: WITNESSETH :

WHEREAS, on or about March 2016, a tax sale was duly held by the Property Tax Commissioner for Shelby County, Alabama for unpaid taxes on the hereinafter described real property for the tax year 2015, and FNA NP, LLC was the purchaser at such tax sale, paying the bid price of \$60,815.27, and the undersigned being the successors in interest to FNA NP, LLC, as determined by a Judgment of the Circuit Court for Madison County, Alabama in Civil Action Number CV2020-90052, by deeds duly recorded in the Office of the Judge of Probate of Shelby County, Alabama as Document No. 20191031000402070 and Document No. 20191031000402820 and, as to Red Clover I, LLC, a mortgage recorded as Document No. 20191031000402830, and Red Clover I, LLC, did duly assign said mortgage and the debt secured thereby to TL SIX LLC by Assignment recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Document No. 20191212000460610; and,

WHEREAS, redemption, in accordance with the Alabama statutes relating to the same, was duly made by **ADAMS HOMES, LLC**, the owner of said property at the time of said tax sale.

NOW, THEREFORE, the said parties of the first part, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, cash in hand paid by the said party of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold and conveyed and do by these presents hereby give, grant, bargain, sell and convey unto the said party of the second part the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

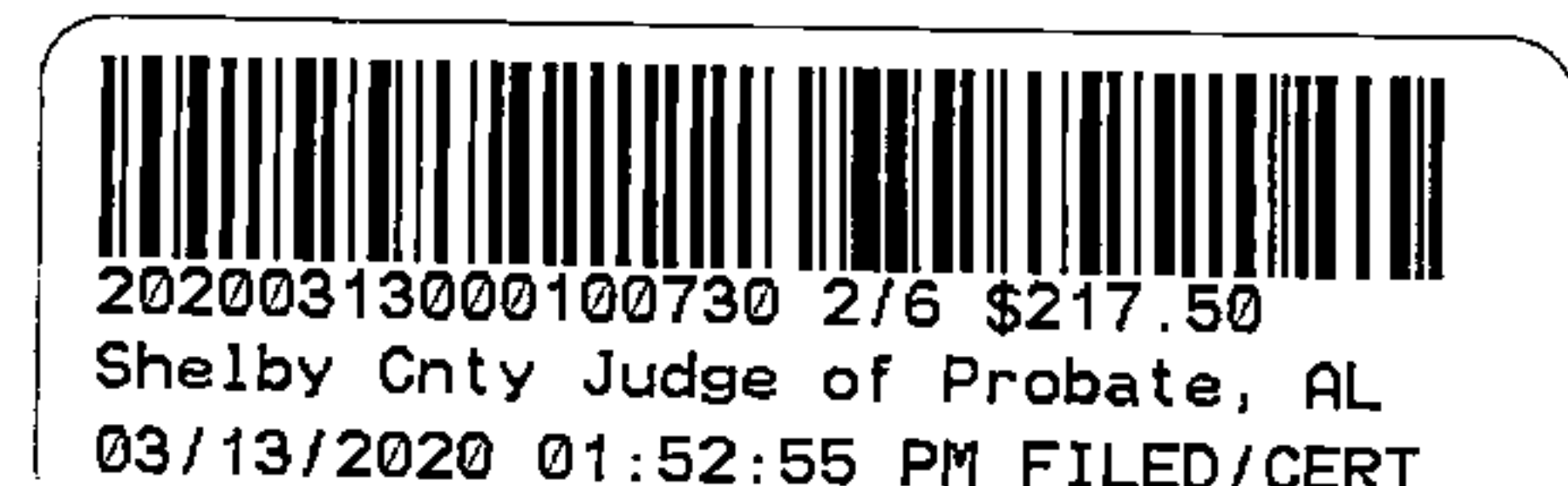
LOT 46, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE II, (BEING A RESURVEY OF PORTIONS OF LOT 22-32 TRACT FIFTY ONE SUBDIVISION, PARCEL "B", AS RECORDED IN MAP BOOK 11, PAGE 26), AS RECORDED IN MAP BOOK 36, PAGE 6-A AND DOCUMENT NUMBER 20051027000561200, ALL IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

THE PROPERTY IS FURTHER IDENTIFIED AS BEING PARCEL NUMBER 28 6 23 0 000 097.000, IN THE OFFICE OF THE PROPERTY TAX COMMISSIONER OF SHELBY COUNTY, ALABAMA

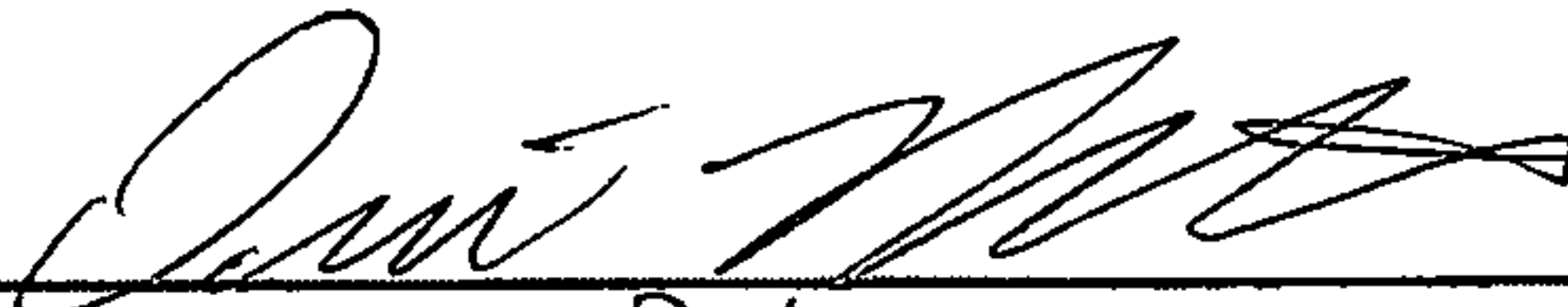
TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements, thereunto belonging or in anywise appertaining unto the said party of the second part, its successors and assigns, forever, **SPECIFICALLY INCLUDING** the right to obtain the excess of the bid at said tax sale in accordance with the provisions of § 40-10-28, 1975 Ala. Code.

IN WITNESS WHEREOF, **HGM HOLDINGS, LLC** and **TL SIX LLC**, have caused this instrument to be executed by its undersigned officials who are duly authorized effective on the day and year first above written.

--- SIGNATURE PAGES FOLLOW ---



TL SIX LLC

By: 
David Rotenberg
Its Portfolio Manager

STATE OF NEW JERSEY

COUNTY OF BERGEN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAVID ROTENBERG whose name as PORTFOLIO MANAGER of TL SIX LLC is signed to the foregoing conveyance, and who is made known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in such capacity and with full authority, executed the same voluntarily for and as the act of said TL SIX LLC.

GIVEN under my hand and official seal this the 17 day of FEBRUARY, 2020.

 (SEAL)
Notary Public
My Commission Expires: _____

This instrument was prepared by:
ABLES, BAXTER & PARKER, P.C.
Attorneys at Law
By: James T. Baxter III, Esq.
2409 Commerce Court, Suite A
Post Office Box 165
Huntsville, Alabama 35804-0165
(256) 533-3740
FAX (256) 533-0554
Toll Free (866) 903-3740
E-Mail: tbaxter@ablesbaxter.com
Web Site: WWW.ABLESBAXTER.COM

CECILLE F. STROHLI
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50116485
COMMISSION EXPIRES 11/07/2024

T:\TMDocs\12\Adams Homes, LLC\Adams Homes, LLC (HGM Holdings, LLC, et al.)\Real Estate\Redemption Deed 200122 23455.WPD



HGM HOLDINGS, LLC

By: [Signature] 2/13/2020
JOHN DIARMARCO
Its MANAGING MEMBER

STATE OF California

COUNTY OF FRESNO

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Diarmarco whose name as managing member of **HGM HOLDINGS, LLC** is signed to the foregoing conveyance, and who is made known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in such capacity and with full authority, executed the same voluntarily for and as the act of said **HGM HOLDINGS, LLC**.

GIVEN under my hand and official seal this the 13 day of February, 2020.

[Signature] (SEAL)
Notary Public
My Commission Expires: 3/19/2023

*please see
attached * g.h.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of FRESNO }



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On February 13, 2020 before me, Gabriela Holguin, Notary Public,
(Here insert name and title of the officer)

personally appeared John Giakmarco,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

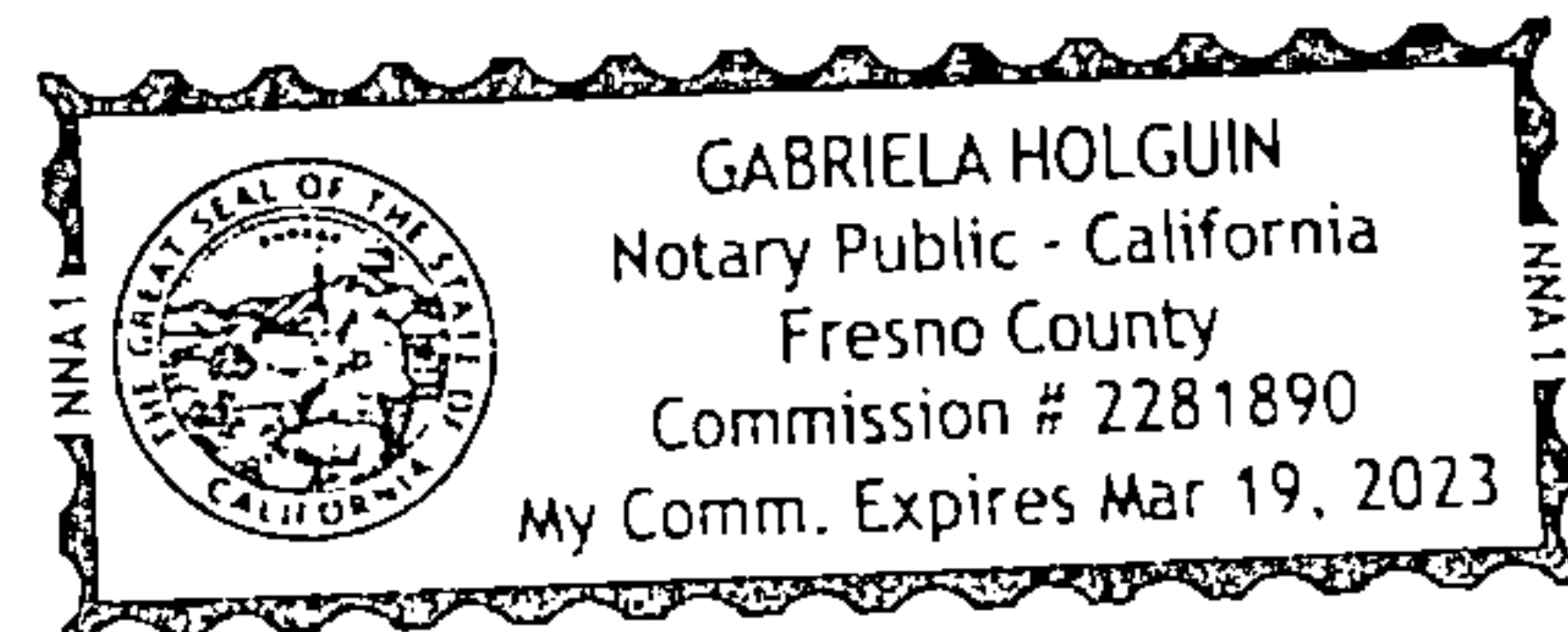
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Gabriela Holguin

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Redemption Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 of 5 Document Date 2/13/2020

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Real Estate Sales Validation
(In accordance with Code of Alabama 1975 §40-22-1)

Grantor(s) Name(s): HGM HOLDINGS, LLC & TL SIX LLC
Mailing Address: 575 E. LOCUST AVE., SUITE 102
FRESNO, CA 93720

Grantee(s) Name(s): ADAMS HOMES, LLC
Mailing Address: 3000 GULF BREEZE PARKWAY
GULF BREEZE, FL 62563

Property Address: 387 IVY HILLS CIRCLE
CALERA, AL 35040

Date of Sale: 4/27/2020

Total Purchase Price \$
OR

Actual Value \$
OR

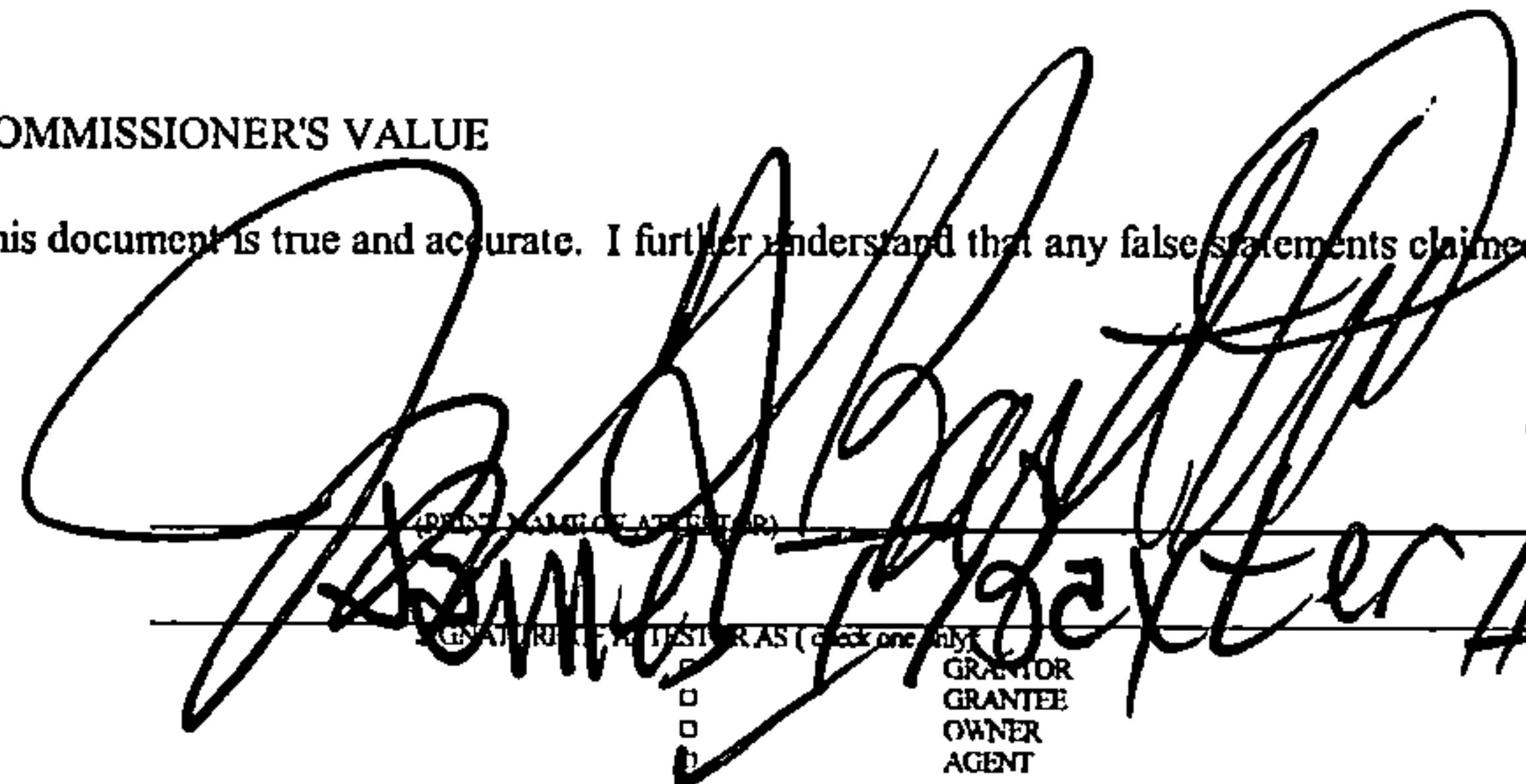
Assessor's Value: \$178,400

Verification of purchase price or actual value by (check all that apply):

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other: PROPERTY TAX COMMISSIONER'S VALUE

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).

Dated: 3/3/2020



NOTARY PUBLIC
GRANTOR
GRANTEE
OWNER
AGENT

FOR RECORDING OFFICE USE ONLY



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