

20200911000406540
09/11/2020 01:38:21 PM
REDEMDEED 1/3

This Instrument Prepared By:

Michael B. Odom
McGlinchey Stafford PLLC
505 20th Street North, Suite 800
Birmingham, Alabama 35203

Send Tax Notice To:

Danny Isbell, Jr.
1625 Deer Springs Road
Pelham, Alabama 35124

REDEMPTION DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know all men by these presents, that in consideration of \$8,214.86 to the undersigned Grantors paid by the Grantee herein, the receipt whereof is acknowledged, Rufino Martinez De Jesus and Rutila Velazquez Bravo (Grantors) do grant, convey and quitclaim unto Danny Isbell, Jr. (Grantee) all of their right, title and interest in and to the following described real estate situated in Shelby County, Alabama:

Lot 33 according to the Survey of Deer Springs Estates, First Addition, as recorded in Map Book 5, at Page 55, in the in the Office of the Judge of Probate of Shelby County, Alabama;

Parcel #581404202001051000

To have and to hold unto Grantee, his heirs and assigns forever.

This is a deed of redemption for the purpose of redeeming the property described herein from the tax sale of April 2, 2012, and evidenced by the Tax Deed dated January 23, 2019, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on February 13, 2019.

In witness whereof, I have hereunto set my hand and seal this the 1st day of September, 2020.

GRANTORS

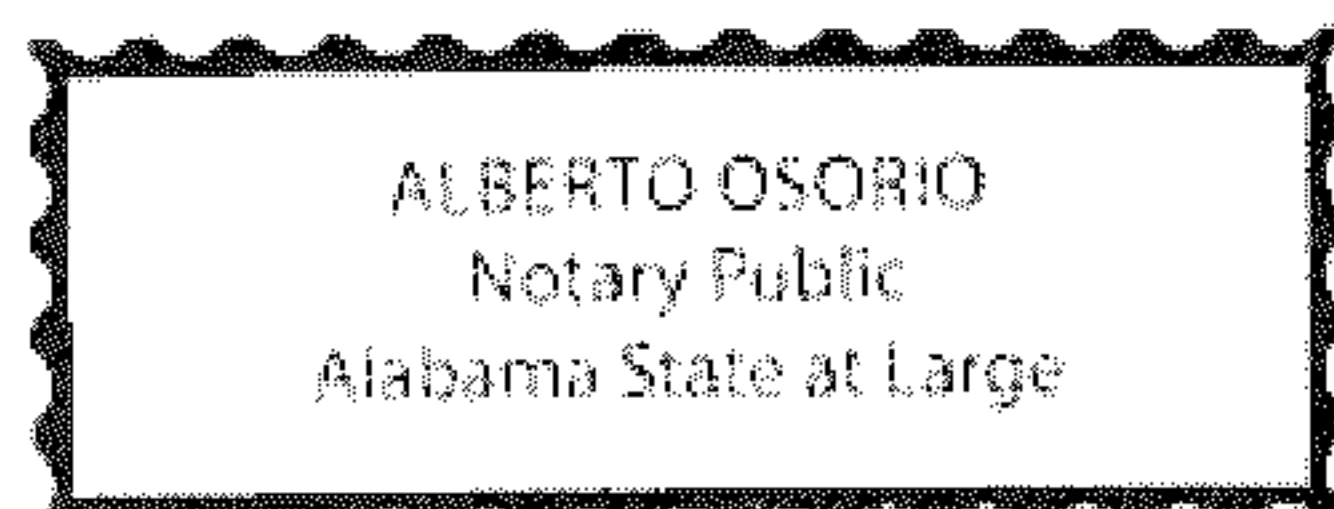
Rufino Martinez
Rufino Martinez De Jesus

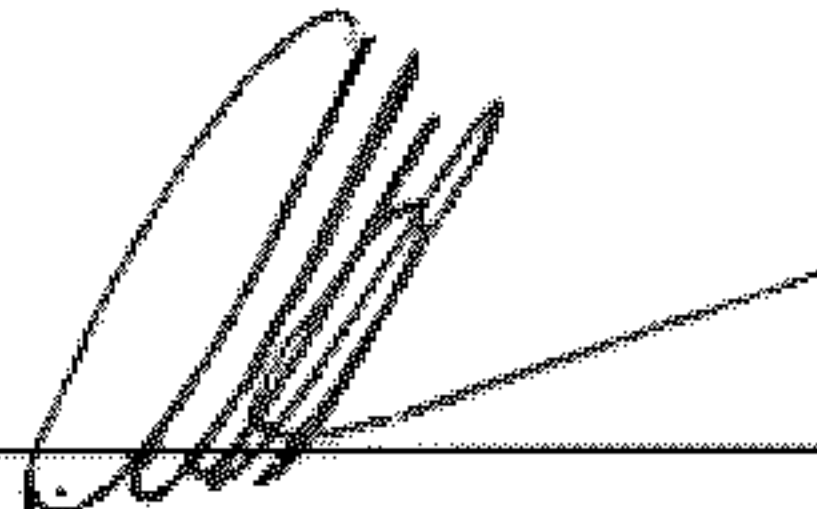
Rutila Velazquez Bravo
Rutila Velazquez Bravo

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, ALBERT J. OSORIO, the undersigned Notary Public in and for said County in said State, hereby certify that Rufino Martinez De Jesus, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of September 2020.



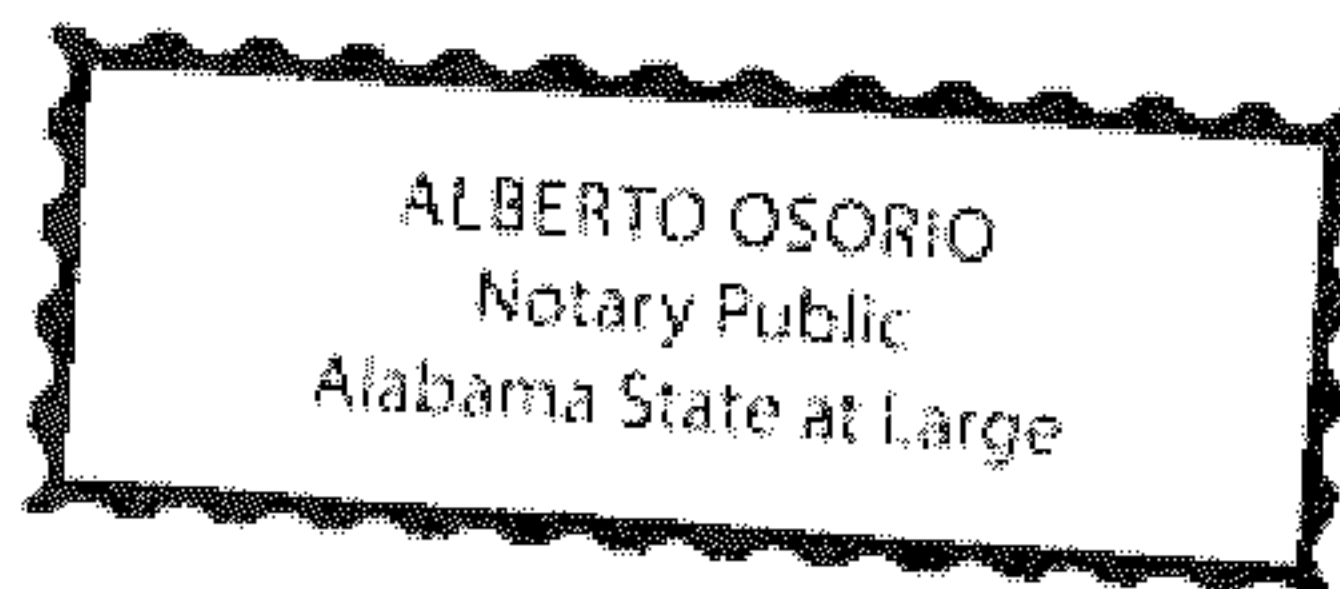


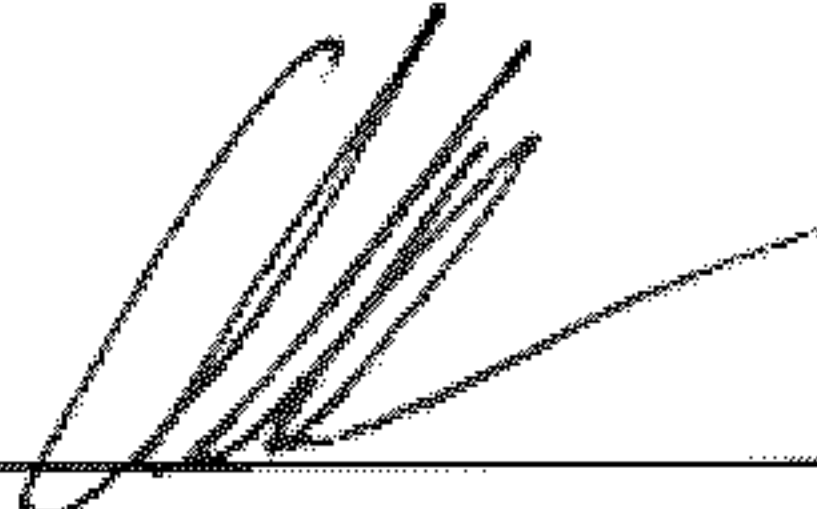
Notary Public
My Commission Expires: 7/21/23

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, ALBERT J. OSORIO, the undersigned Notary Public in and for said County in said State, hereby certify that Rutila Velazquez Bravo, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of September 2020.





Notary Public
My Commission Expires: 7/21/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2020 01:38:21 PM
\$36.50 CHERRY
20200911000406540

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Rufino Martinez De Jesus
Mailing Address Rutila Velazquez Bravo
1608 Deer Springs Rd
Pelham, AL 35124

Grantee's Name Danny Isbell, Jr.
Mailing Address 1625 Deer Springs Rd
Pelham, AL 35124

Property Address 1629 Deer Springs Rd
Pelham, AL 35124

Date of Sale 8/24/2020
Total Purchase Price \$ 8,214.86

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
☐ 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 9-1-2020

Print Michael B. Odom

☒ Unattested

(verified by)

Sign *M B Odom*

(Grantor/Grantee/Owner/Agent) circle one