

THE STATE OF ALABAMA SHELBY COUNTY

CASE NO. PR-2020-000720

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 20<sup>th</sup> day of February, 2017, 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 JP35 VENTURES GROUP LLC, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 27th day of March, 2017, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale the State of Alabama 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, Allison S. Boyd, as Judge of Probate, of said County of Shelby, under and by virtue of the provisions of 40-10-29, 1975 Code of Alabama, 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 KEY ASSETS LLC who is the present owner and holder of said certificate of purchase all the right, title and interest of the said JP35 VENTURES GROUP LLC owner 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 # 58//20/07/36/0/003/009.000 DESCRIBED AS:

MAP NUMBER 20 7 36 0 000	CODE1: 02	CODE2: 00		
SUB DIVISION1: PERKINS LANDING SECTOR 1 & 2			MAP BOOK: 27	PAGE: 033
SUB DIVISION2:			MAP BOOK: 00	PAGE: 000
PRIMARY LOT: 9	PRIMARYBLOCK:		& COMMON AREA INT	
SECONDARY LOT:	SECONDARYBLOCK:			
SECTION1 36	TOWNSHIP1 21S	RANGE1 01E		
SECTION2 00	TOWNSHIP2 00	RANGE2 00		
SECTION3 00	TOWNSHIP3 00	RANGE3 00		
SECTION4 00	TOWNSHIP4	RANGE4		
LOT DIM1 85.00	LOT DIM2 130.18	ACRES 0.254	SQ FT	11,066.000

METES AND BOUNDS:

being situated in said county and state, to have and to hold the same, the said right, title and interest unto the said KEY ASSETS LLC and its heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.


In testimony whereof, I have hereunto set my hand seal, this the 30 day of September, 2020.

  
Judge of Probate

The State of Alabama, Shelby County

I, Lisa Traywick Morgan, a Notary Public in and for said county, in said state, hereby certify that Allison S. Boyd whose name as Judge of Probate 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 this conveyance, she, in her capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.


Given under my hand, this the 30<sup>th</sup> day of September, 2020.

I certify this to be a true and correct copy   
Probate Judge

Date 9-30-2020 Shelby County

# pages 1

Initial lm

  
Lisa Traywick Morgan - Notary Public  
My Commission Expires: 4/16/2024



# Real Estate Sales Validation Form

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

Grantor's Name State of Alabama  
Mailing Address Department of Revenue

Grantee's Name Key Assets, LLC  
Mailing Address P.O. Box 2414  
Clanton, AL 35046

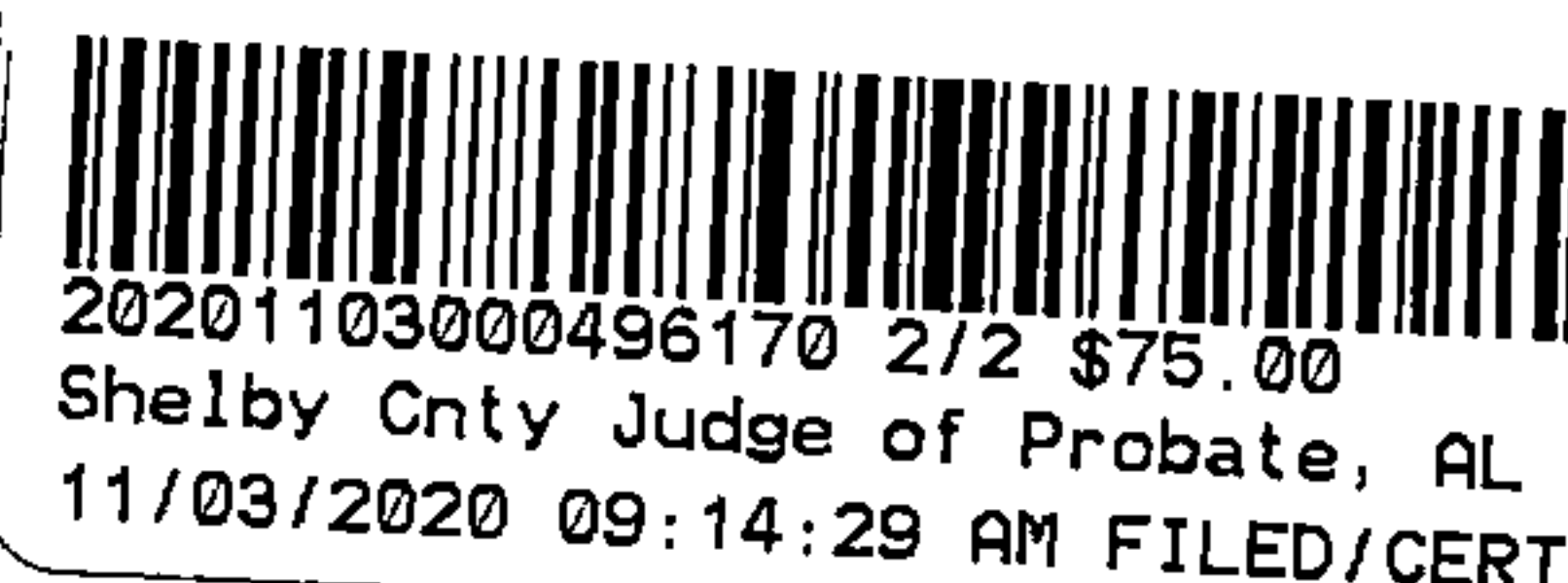
Property Address 412 Perkins Landing  
Cove  
Columbiana, AL  
35051

Date of Sale 9-30-2020  
Total Purchase Price \$ 1316.13  
or  
Actual Value \$ ~~50,000.00~~  
or  
Assessor's Market Value \$ 50,000.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax Deed



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 10-21-20

Print Key Assets, LLC

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

Shelby County, AL 11/03/2020  
State of Alabama  
Deed Tax: \$50.00

Verified by)