

State of Alabama
Shelby County



20220404000134890 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
04/04/2022 08:32:56 AM FILED/CERT

Forward tax notification to:
MBHC, LLC
217 Country Club Park #433
Mountain, Brook, AL 35213

TAX DEED – RESALE

Know All Men by These Presents, That

WHEREAS, on the 13TH day of FEBRUARY, 2009, the State Land Commissioner of Alabama, under and by virtue of the provisions of Title 40-10-29, 1975 Code of Alabama, and in consideration of the premises mentioned herein, granted, MOUNTAIN BROOK HOLDING COMPANY, LLC assignee of the State of Alabama, as the present owner and holder of all the right, title and interest of the said land, and all the right, title, interest and claim of the State and County on account of said taxes, or under said decree in and to the following described lands hereinafter.

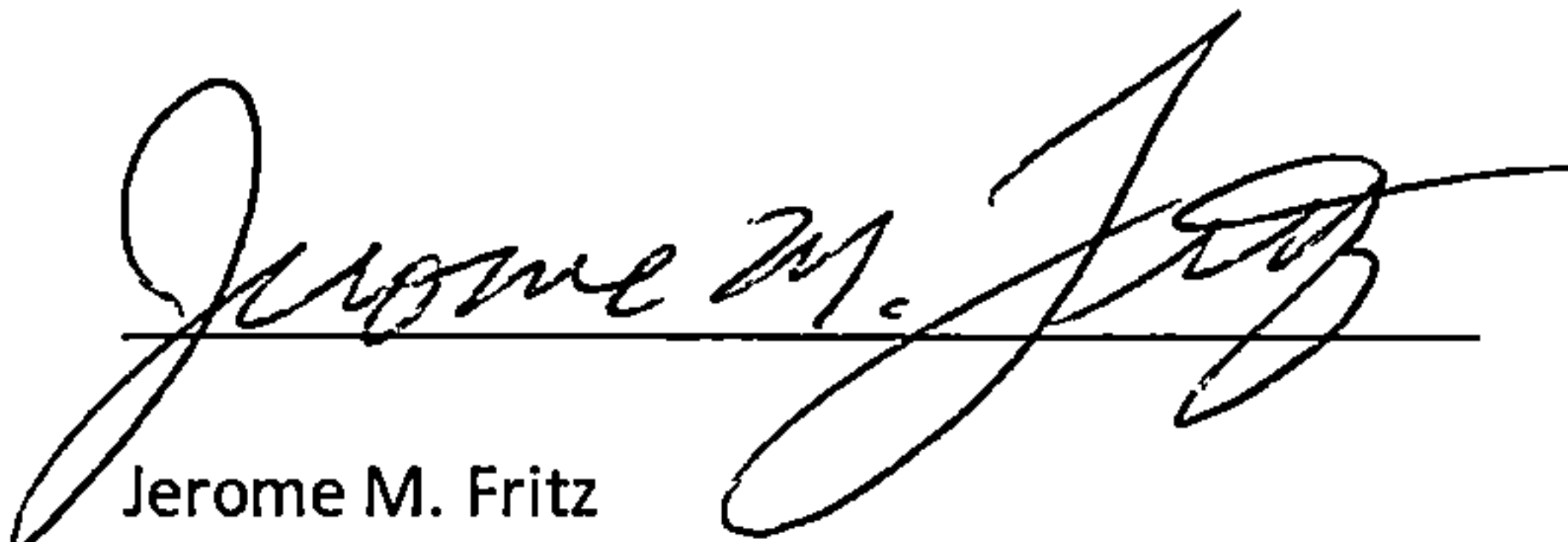
WHEREAS, on the 9TH day of APRIL, 2010, MOUNTAIN BROOK HOLDING COMPANY LLC, granted, JEROME M. FRITZ the present owner and holder of all the right, title and interest of the said land, and all the right, title, interest and claim to the following described lands hereinafter referred to.

WHEREAS, on the 3RD day of APRIL, 2022, JEROME FRITZ, in consideration of the premises mentioned here and in further consideration of the sum of \$200 dollars to me in hand paid, have this day granted, MBHC, LLC the present owner and holder of all the right, title and interest of the said land, and all the right, title, interest and claim to the following described lands hereinafter referred to, to-wit

COOSA RIVER ESTATES LOT 10 BLK000 S12 T24N R15E MB 04 PG 067DIM 151.66 X 227.54
ACRES .8 SQ FEET 38,768

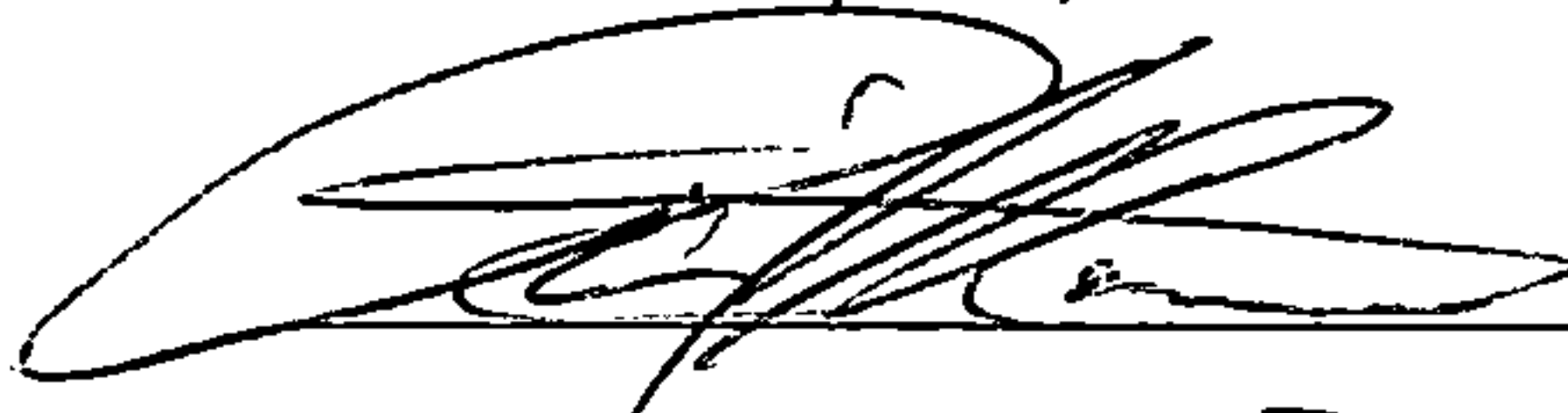
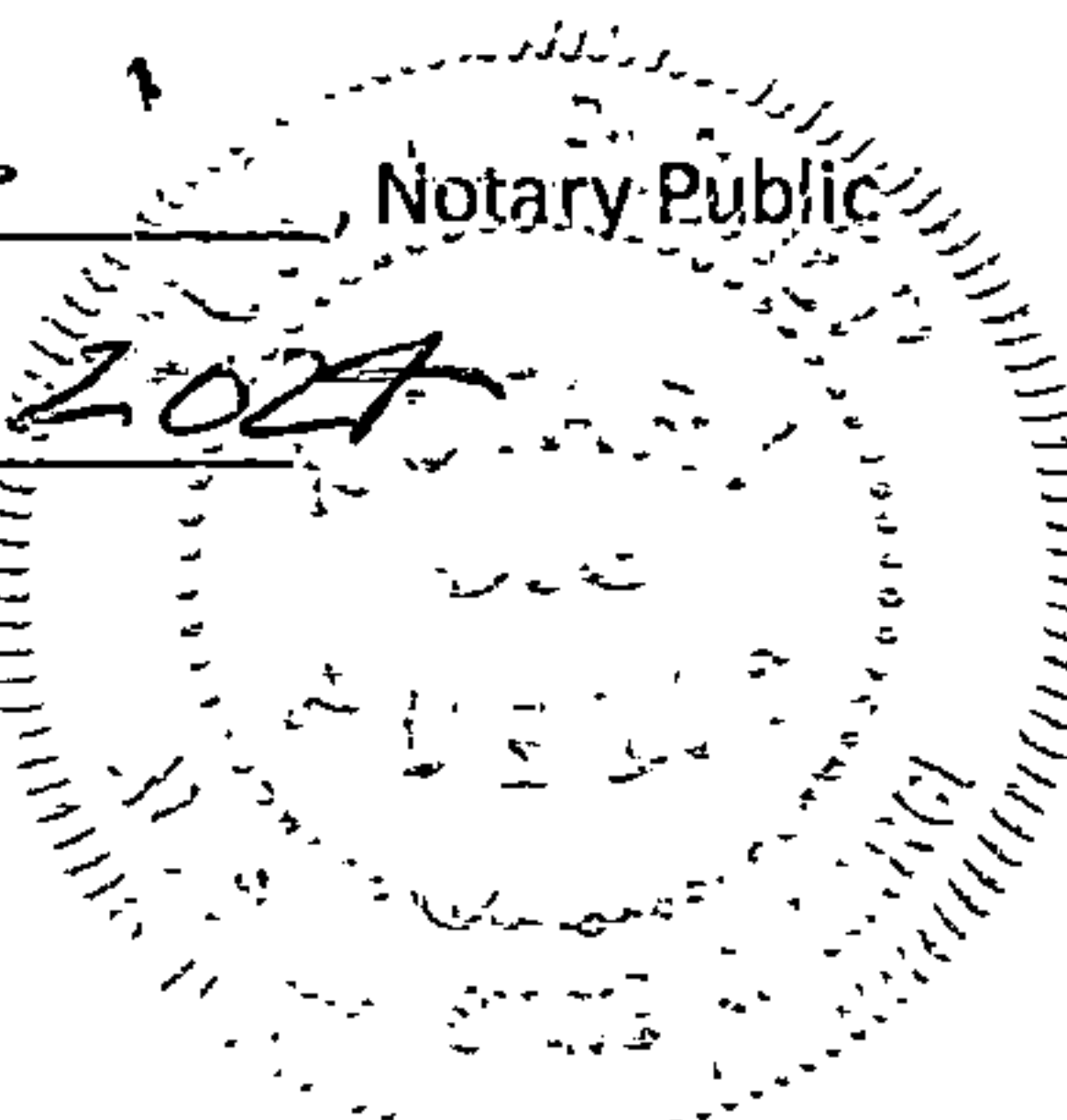
PARCEL ID: 5833011240120070000000

lying and being situated in said County and State, to have and to hold the same, the said rights, titles and interests unto himself the said, MBHC, LLC and their heirs and assigns forever.


Jerome M. Fritz
April 3, 2022

I, A. J. Brigati, a Notary Public in and for said County, in said State, hereby certify that Jerome M. Fritz whose name appears herein is signed to the foregoing conveyance and who is known to me, acknowledged before me, and executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 3RD day of April, 2022.


My Commission expires: 7-5-2024


Prepared by:
A. J. Brigati
217 Country Club Park #433
Mountain Brook, AL 35213

Shelby County, AL 04/04/2022
State of Alabama
Deed Tax: \$.50

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,



20220404000134890 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
04/04/2022 08:32:56 AM FILED/CERT

Grantor's Name Jerome Fritz
Mailing Address 105 E. Edgewood Dr.
Homewood, AL 35209

Grantee's Name MBHC LLC
Mailing Address 217 Country Club Park 433
Mountain Brook, AL 35213

Property Address 5833 011240/20070000000

Date of Sale 4/3/2022
Total Purchase Price \$ 200,000

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 Deed
☐ 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 4/4/2022

Print Arthur S. Brissett

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1