

20220412000150120
04/12/2022 02:59:38 PM
REDEMDEED 1/3

SEND TAX NOTICE TO:
Ryan C. Bradford
310 Sterling Oaks Drive
Birmingham, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)

REDEMPTION DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, this Redemption Deed is executed on this 12 day of April, 2022 by Sterling Oaks Owners' Association, Inc. (the "Grantor") to Ryan C. Bradford (the "Grantee") (together herein, "Parties")

WHEREAS, Grantor obtained ownership in this property through non-judicial foreclosure for unpaid condominium association assessments, on October 14, 2021, which was previously owned by Grantee;

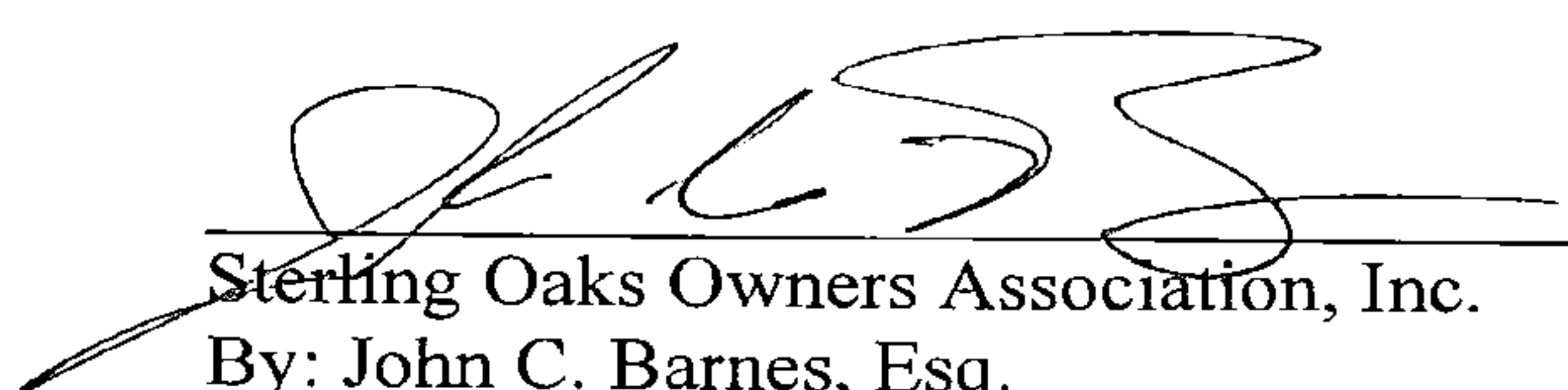
WHEREAS, Grantee has satisfied the unpaid balance on the condominium association assessments due on this property, as well as all assessments that have accrued since the date of foreclosure, by paying the Grantor the sum of \$15,892.78, and other good and valuable consideration.

NOW THEREFORE, in consideration of the premises and in further consideration of the sum of \$15,892.78, and other good and valuable consideration, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee the following piece of real estate situated in Shelby County, Alabama, located at 310 Sterling Oaks Drive, Birmingham, AL 35244, whose legal description is:

Unit 310, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map 33, page 101 A thru D, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto the Grantee, their successors/heirs and assigns, forever; subject, however, to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, the Sterling Oaks Owners' Association, Inc., has caused this instrument to be executed by and through John C. Barnes as attorney for Sterling Oaks Owners' Association, Inc., and he has hereto set his hand and seal this 12 day of April, 2022.

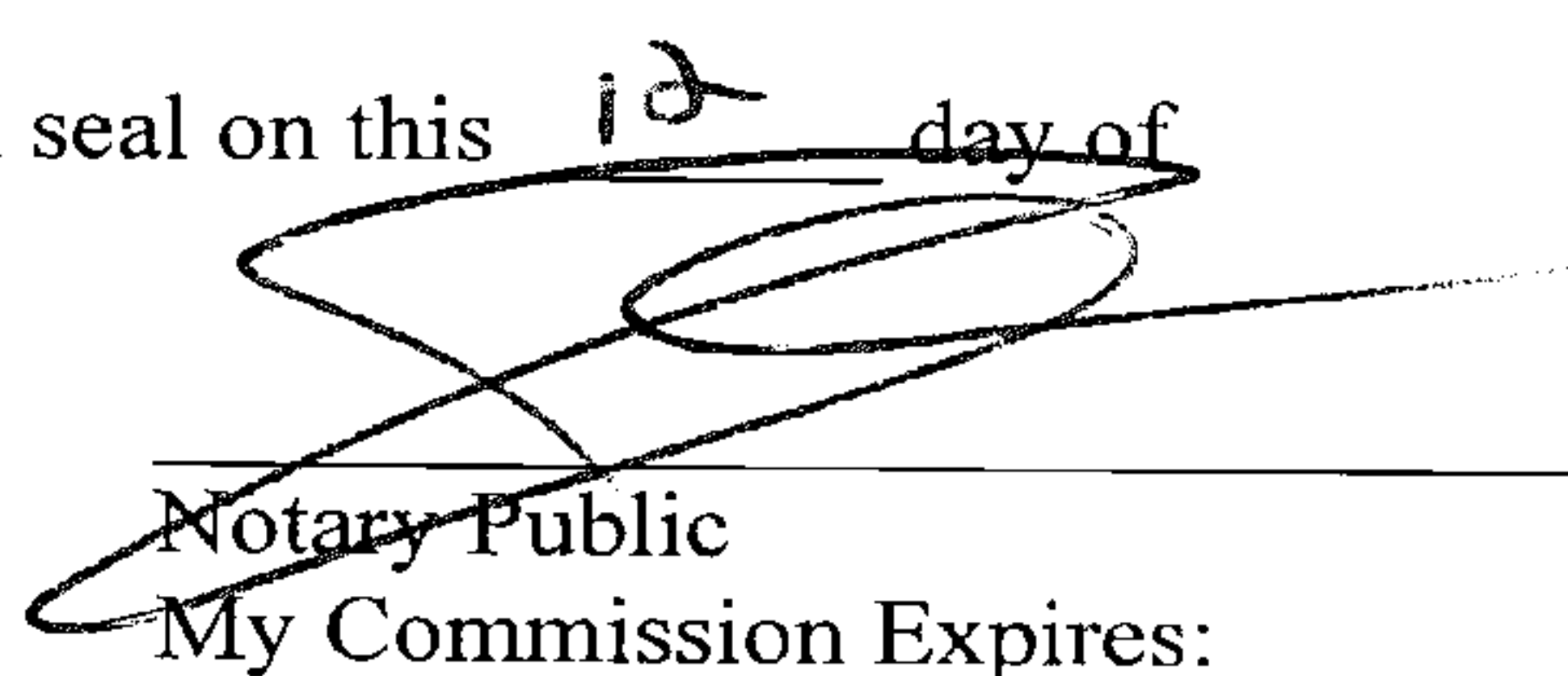

Sterling Oaks Owners Association, Inc.
By: John C. Barnes, Esq.
Attorney for Association

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Barnes, attorney for the Sterling Oaks Owners Association, Inc., acting in his capacity as auctioneer for Sterling Oaks Owners Association, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as attorney for the said Transferor.

Given under my hand and official seal on this 12 day of April, 2022.


Notary Public

My Commission Expires: _____

John M. Alford
Notary Public, Alabama State At Large
My Commission Expires March 28, 2026

This instrument prepared by:
John M. Alford
Alford & Barnes, LLC
100 Brook Drive, Suite D
Helena, AL 35080



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/12/2022 02:59:38 PM
 \$44.00 CHARITY
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Ann S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name STERLING OAKS OWNERS' ASSOCIATION, INC.
 Mailing Address 4 OFFICE PARK CIRCLE STE 106
BIRMINGHAM, AL 35233

Grantee's Name RYAN C. BRADFORD
 Mailing Address 310 STERLING OAKS DRIVE
BIRMINGHAM, AL 35244

Property Address _____

Date of Sale 4/12/22
 Total Purchase Price \$15892.78
 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 REDEMPTION 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 4/12/22

Print JOHN C. BARNES

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one