

PREPARED BY:
Matthew W. Penhale, Esq.
McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

20220505000183960
05/05/2022 08:40:53 AM
REDEMDEED 1/3

STATE OF ALABAMA

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STATUTORY REDEMPTION DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that **Sun West Mortgage Company Inc.**, the Grantor herein, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by **Kimberly C. Jackson**, the Grantee herein, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, Kimberly C. Jackson, in fee simple, forever the following real property, lying and being situated in the County of Shelby, State of Alabama, and being particularly described as follows, to-wit:

Lot 3, according to the Survey of Caldwell Mill Estates, as recorded in Map Book 7, Page 52, in the Probate Office of Shelby County, Alabama.

Said property is also commonly known as: **5409 Caldwell Mill Road, Birmingham AL, 35242**

This conveyance and the covenants of title herein are made subject to any and all easements, rights of way, reservations, restrictions and covenants of record in said county affecting said real property, any matter and state of facts that would be disclosed by accurate survey and inspection of said premises,

This conveyance is executed and delivered for the purpose of effecting the redemption of said real property from that foreclosure sale held on the 4th day of November, 2021, as evidenced by that certain Mortgage Foreclosure Deed executed in favor of **Sun West Mortgage Company Inc.**, and being recorded on the 12th day of November, 2021, in **Instrument # 20211112000545710** in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed on its behalf by Poonkuzhali Vallinayagam its Chief Operating Officer who is thereunto duly authorized, on this the 25th day of April, 2022.

GRANTOR:

Sun West Mortgage Company Inc.

By: [Signature]

Its: COO

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.

Poonkuzhali Vallinayagam

STATE OF California
COUNTY OF Orange

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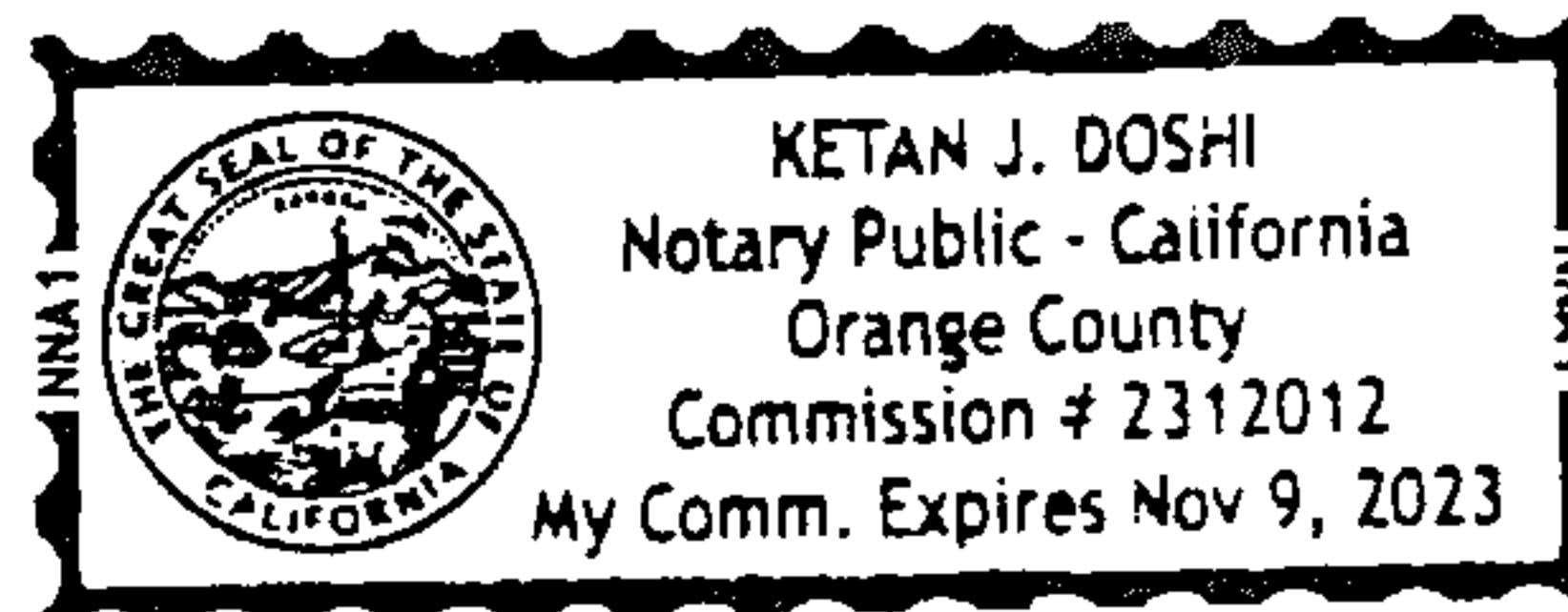
I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Poonkuzhali Vallinayagam**, whose name, as COO of **Sun West Mortgage Company Inc.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing conveyance, that he/she executed the same voluntarily for and as the duly authorized act of the said **Sun West Mortgage Company Inc.** on the day the same bears date.

Given under my hand, this 25th day of April, 2022.

Ketan J. Doshi, Ketan J. Doshi
Notary Public

My Commission Expires: 11-09-2023

Grantor's address:
Sun West Mortgage Company Inc.
6131 Orangethorpe Avenue
Suite 500
Buena Park, CA 90620



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Sun West Mortgage Company
 Mailing Address 6131 Orangethorpe Ave.
Suite 500
Buena Park, CA 90620

Grantee's Name Kimberly C. Jackson
 Mailing Address 5409 Caldwell Mill Road
Birmingham, Al 35242

Property Address 5409 Caldwell Mill Road
Birmingham, Al 35242

Date of Sale 4/25/2022
 Total Purchase Price \$ _____
 or
 Actual Value \$ 280,669.00 Redemption Amount _____
 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
☐ 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 4/25/2022Print Heather Reeves

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1Unattested

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/05/2022 08:40:53 AM
 \$309.00 JOANN
 20220505000183960



Heather Reeves