

THIS INSTRUMENT WAS PREPARED BY:
MASSEY, STOTSER, & NICHOLS, PC
1780 GADSDEN HIGHWAY
BIRMINGHAM, ALABAMA 35235

Send Tax Documents to:
Forestdale Fire District
1485 Forestdale Boulevard
Forestdale, AL 35214

FIRE DISTRICT SERVICE CHARGE SALE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, the property hereinafter described was assessed for Fire District Service Charges by the North Shelby County Fire & Emergency Medical District under the authority of Act 62 H213 Special Session 1977 (Acts 1977 p. 1483) as amended by Act No. 79-369, First Special Session 1979 and Act 82-663 First Special Session 1982 and subsequently Act No. 99-245 Regular Session 1999, and Amendment 369 to the Alabama Constitution, as amended and Section 11-48-49, et. seq., Code of Alabama, 1975; and

WHEREAS, the assessment aforesaid upon said property hereinafter described, remained due and unpaid through the billing years 2019 & 2020 and delinquent at the date of the sale thereof, as hereinafter set forth; and

WHEREAS, by virtue of the authority vested in her by law, Stephanie Lanier Weems as attorney for the North Shelby County Fire & Emergency Medical District by and through auctioneer, Andrew S. Vernon, did, on the 29th day of April, 2022, at a sale begun and publicly held on said day, between the legal hours of sale, offer for sale at the Shelby County Courthouse, to the highest bidder for cash, the property hereinafter described for the purpose of paying said assessment and the interest and attorneys fees and costs then due and turned over for collection to the law firm of Massey, Stotser & Nichols, PC and remaining unpaid on said property, after having first given notice once per week for three consecutive weeks by publication in the Shelby County Reporter, a newspaper published and of general circulation in Shelby County, Alabama, that said property would be sold at the aforesaid time and place and for the aforesaid purpose to the highest bidder for cash; and

WHEREAS, at the time and place aforesaid, the highest and best bid obtained for the property described in the aforementioned was the bid of North Shelby County Fire & Emergency Medical District (hereinafter, Grantee) in the amount of One Thousand Eight Hundred Ninety-Eight and 60/100 Dollars (\$1,898.60) which sum was the whole amount of said assessment, interest, late fees, attorneys fees and costs then due as of the date of sale, and the said property was then and there sold for said price.

NOW THEREFORE, in consideration of the premises and the payment made, North Shelby County Fire & Emergency Medical District, as transferee, does grant, bargain, sell and convey unto the Grantee the following described real property situated in Shelby County, Alabama, to-wit:

2425 Titonka Road, Birmingham, AL 35244

Lot 12, according to the map and survey of Indian Valley Subdivision, 5th Sector, as recorded in Map Book 5, Page 100 in the Probate Office of Shelby County, Alabama.

Also, a parcel of land being the East Half of lot 11 according to the survey of Indian Valley, Fifth Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of said Lot 11; thence run in a Northwesterly direction along the Northerly line of said Lot 11; a distance of 41.52 feet to the point of commencement of a curve to the left havein a central angle of 10° 38' 06" and a radius of 173.53 feet; thence continue along the arc of said curve a distance

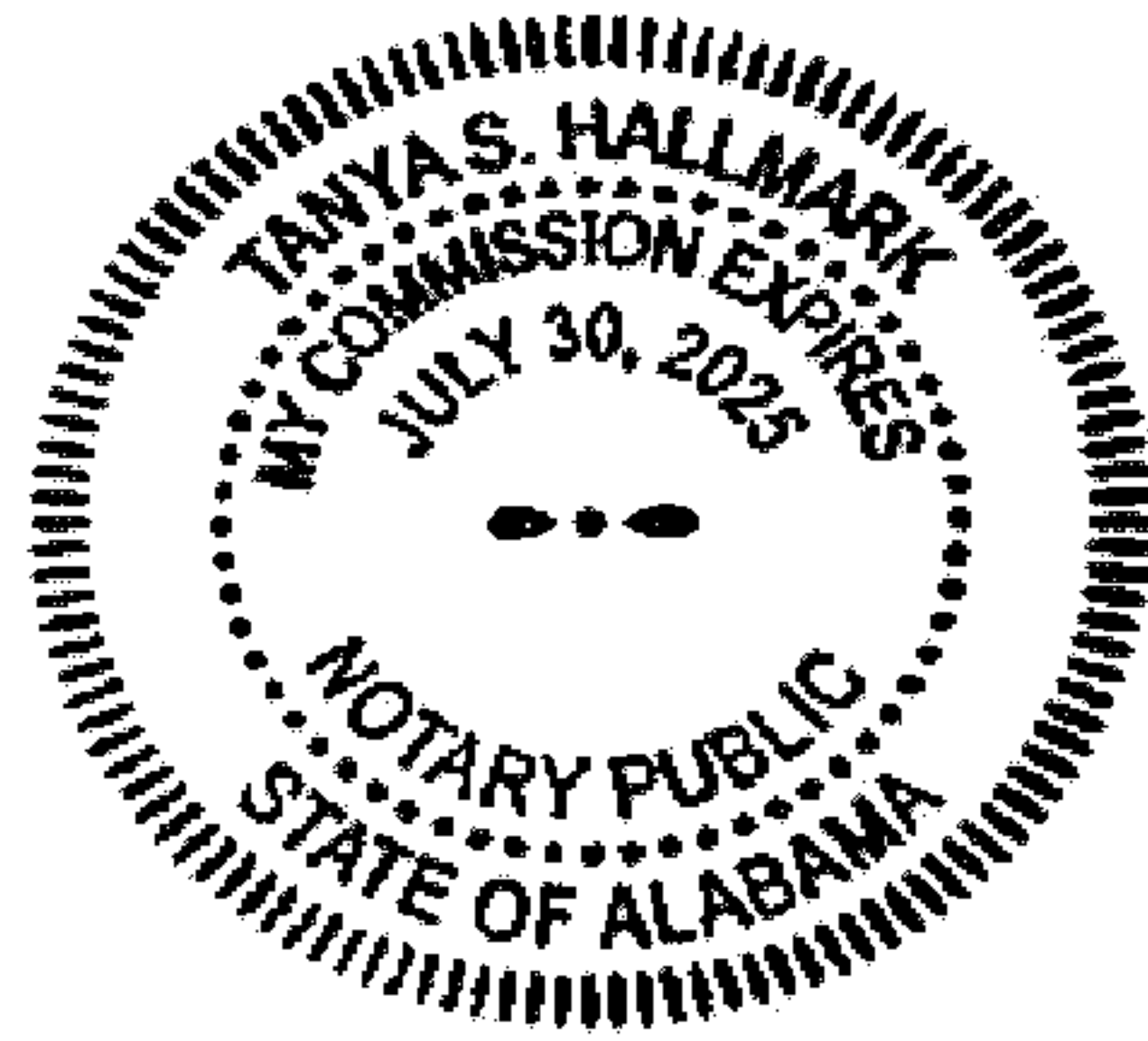
of 32.21 feet; thence from the chord of last described curve turn an angle to the left of 98° 52' and 18" and run in a Southerly direction a distance of 258.94 feet to its intersection with the most a Southerly line of said Lot 11; thence turn an angle to the left of 129° 38' 21" and run in a Northeasterly direction along said Southerly line of Lot 11 a distance of 8.27 feet; thence turn an angle to the right of 35° 00' and run in an Easterly direction along the Southerly line of said Lot a distance of 5, 48 feet to the most South and East corner of said Lot 11; thence turn an angle to the left of 71° 10' 18" and run in a Northerly direction along the east line of said Lot 11 a distance of 245.58 feet to the point of beginning.

PID: 10-5-16-0-003-017.000

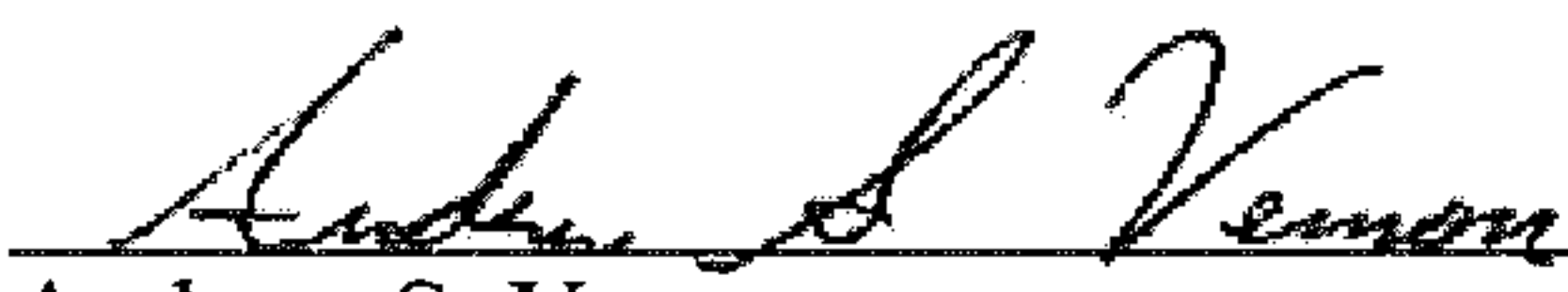
Grantors: Hau Hau Nguyen & Bui Le Uyen Thi

TO HAVE AND TO HOLD, the above described property unto the said Grantee, its successor and assigns, subject, however, to all statutory rights of redemption as provided by law.

IN WITNESS WHEREOF, I, Stephanie Lanier Weems as attorney for the North Shelby County Fire & Emergency Medical District by and through auctioneer, Andrew S. Vernon have hereunto set my hand and seal, this the 5th day of May, 2022.



By:

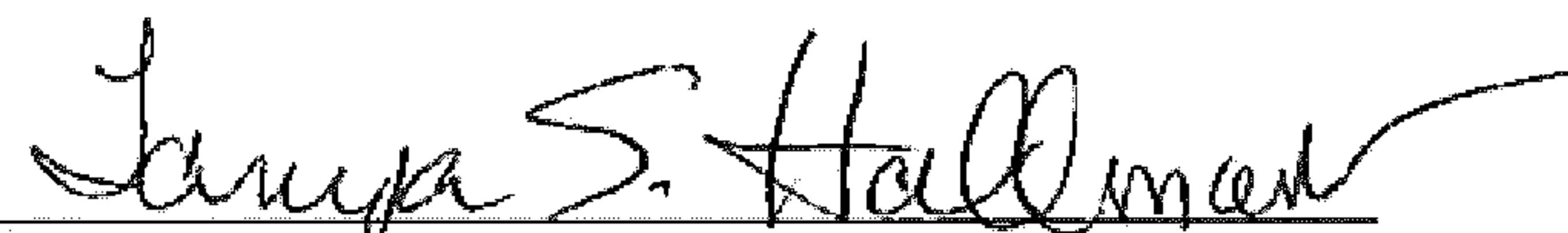


Andrew S. Vernon
Auctioneer on behalf of North Shelby
County Fire & Emergency Medical District

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Andrew S. Vernon, whose name 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, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of May, 2022.



Notary Public

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

Grantor's Name Huy Hoa Nguyen + Bui Le Grantee's Name Forrestdale Fire District
 Mailing Address 2425 Titonka Rd. Uyen Thi Mailing Address 1485 Forestdale Blvd
Birmingham, AL 35214 Forestdale, AL 35214

Property Address 2425 Titonka Rd. Date of Sale 4-29-22
Birmingham, AL Total Purchase Price \$ 1898.00
35214 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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Fire Dues Sale

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 5/12/22

Print Stephanie Larier Weems

Sign Stephanie Larier Weems

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/12/2022 11:35:07 AM
 \$31.00 JOANN
 20220512000194730



Form RT-1

Allen S. Bayl