

STATE OF ALABAMA

MONTGOMERY COUNTY

REDEMPTION DEED



20221114000422480 1/3 \$227.50
Shelby Cnty Judge of Probate, AL
11/14/2022 03:26:33 PM FILED/CERT

WHEREAS, pursuant to a writ of execution issued out of the State Department of Revenue, State of Alabama, Montgomery, Alabama, under the authority of Section 40-2-11(16), Code of Alabama 1975, the Sheriff of Shelby County, Alabama, did on February 04, 2013 by virtue of his authority as Sheriff of said County offer for sale and did sell to the State of Alabama the following described property owned by taxpayer TONJA M. SIMS, to wit:

LOT 1529 ACCORDING TO THE SURVEY OF EAGLE POINT-15TH SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

WHEREAS, the Sheriff of Shelby County, issued a Sheriff's Deed to the State of Alabama which was subsequently recorded in the Probate Office of Shelby County, Instrument #20130305000091220; and

WHEREAS, TONJA M. SIMS tendered payment of the taxes due the State Department of Revenue together with interest, penalties and costs in order to redeem the above described property from the State Department of Revenue; and

WHEREAS, it has been certified to the Governor by Vernon Barnett, Commissioner of Revenue of the State of Alabama, that all requirements of law with respect to the redemption of said property have been complied with and that a sale has been obtained and negotiated;

NOW THEREFORE, I, Kay Ivey, as Governor of the State of Alabama, pursuant to the provisions of Section 35-4-385, Code of Alabama 1975, for and in consideration of the taxes due the State Department of Revenue together with interest, penalties, and costs paid to the State of Alabama and receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to TONJA M. SIMS, the taxpayer's heirs and assigns, all interests in and to the said land described herein which shall or may have accrued to the State of Alabama at said execution sale pursuant to the writ set out in the said deed of

Shelby County, AL 11/14/2022
State of Alabama
Deed Tax: \$198.50



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the Sheriff of Shelby County, Alabama to the State of Alabama;

TO HAVE AND TO HOLD, the above described property, unto the said TONJA M. SIMS, the taxpayer's heirs and assigns forever, without warranty or covenant of any kind on the part of the State of Alabama, either expressed or implied.

This conveyance is attested by John H. Merrill, as Secretary of State of the State of Alabama, as evidenced by his signature affixed hereto.

IN TESTIMONY WHEREOF, I hereunto set my hand and the Great Seal of the State of Alabama this the 25th day of October, 2022.

Kay Ivey 10/25/2022
KAY IVEY, GOVERNOR
State of Alabama

ATTEST:

J. H. Merrill
John H. Merrill, Secretary of State
State of Alabama

This instrument prepared by: Alabama Department of Revenue
Collection Services Division
P.O. Box 327820
Montgomery, AL 36132-7820

Real Estate Sales Validation Form

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

Grantor's Name Alabama Dept. of Revenue
Mailing Address Collection Services Division
P.O. Box 327820
Montgomery, AL 36132-7820

Grantee's Name Tonja Sims
Mailing Address 2003 Eagle Valley Drive
Birmingham AL 35242

Property Address 2003 Eagle Valley Dr
Birmingham AL 35242

Date of Sale 10-25-2022
Total Purchase Price \$ 198,462.89

or
Actual Value \$

or
Assessor's Market Value \$


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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 Redemption 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 11-14-2022

Print Tonja Sims

Sign



Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1