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

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 2022 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 and auctioneer for the North Shelby County Fire & Emergency Medical District, did, on the 15th day of November, 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 Nine Hundred Nineteen and 71/100 Dollars (\$1,919.71) 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:

4854 Riverwood Place, Birmingham, AL 35242

Lot B, Block 2, according to the Survey of Riverwood First Sector, as recorded in Map Book: 8, Page: 49, in the Probate Office of Shelby County, Alabama. Together with an undivided interest in the common areas as set forth in Declaration recorded in Misc. Book: 39, Page: 880

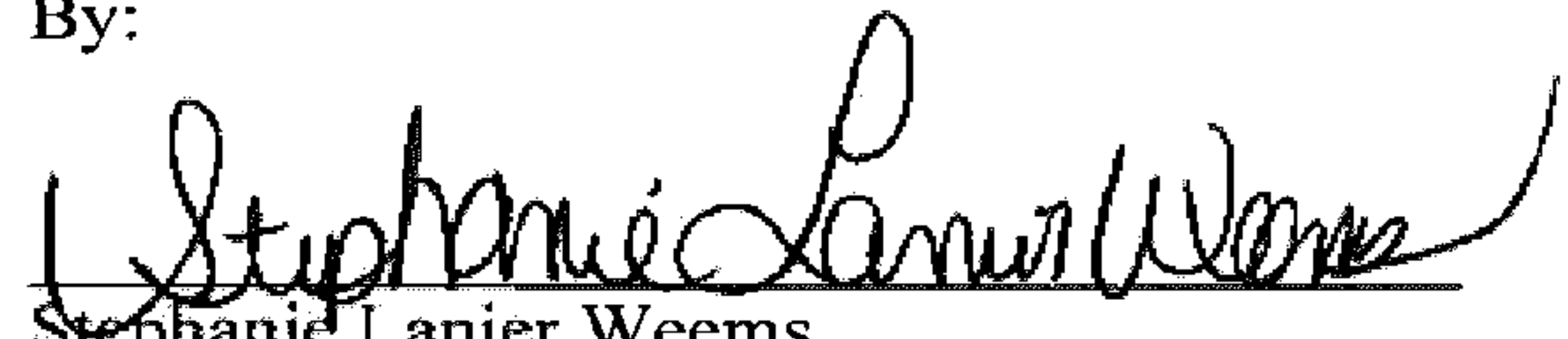
PID: 10-2-03-0-001.057.014

Grantor: Renee A. Diffie

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, Stephanie Lanier Weems have hereunto set my hand and seal, this the 15th day of November, 2022.

By:

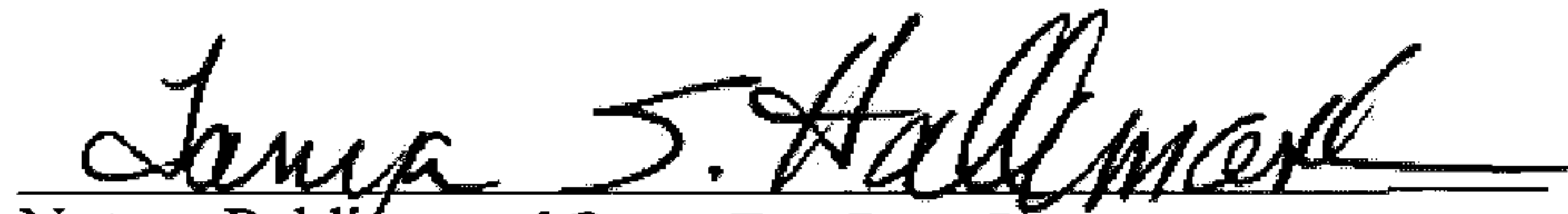


Stephanie Lanier Weems
Auctioneer on behalf of North Shelby
County Fire & Emergency Medical District

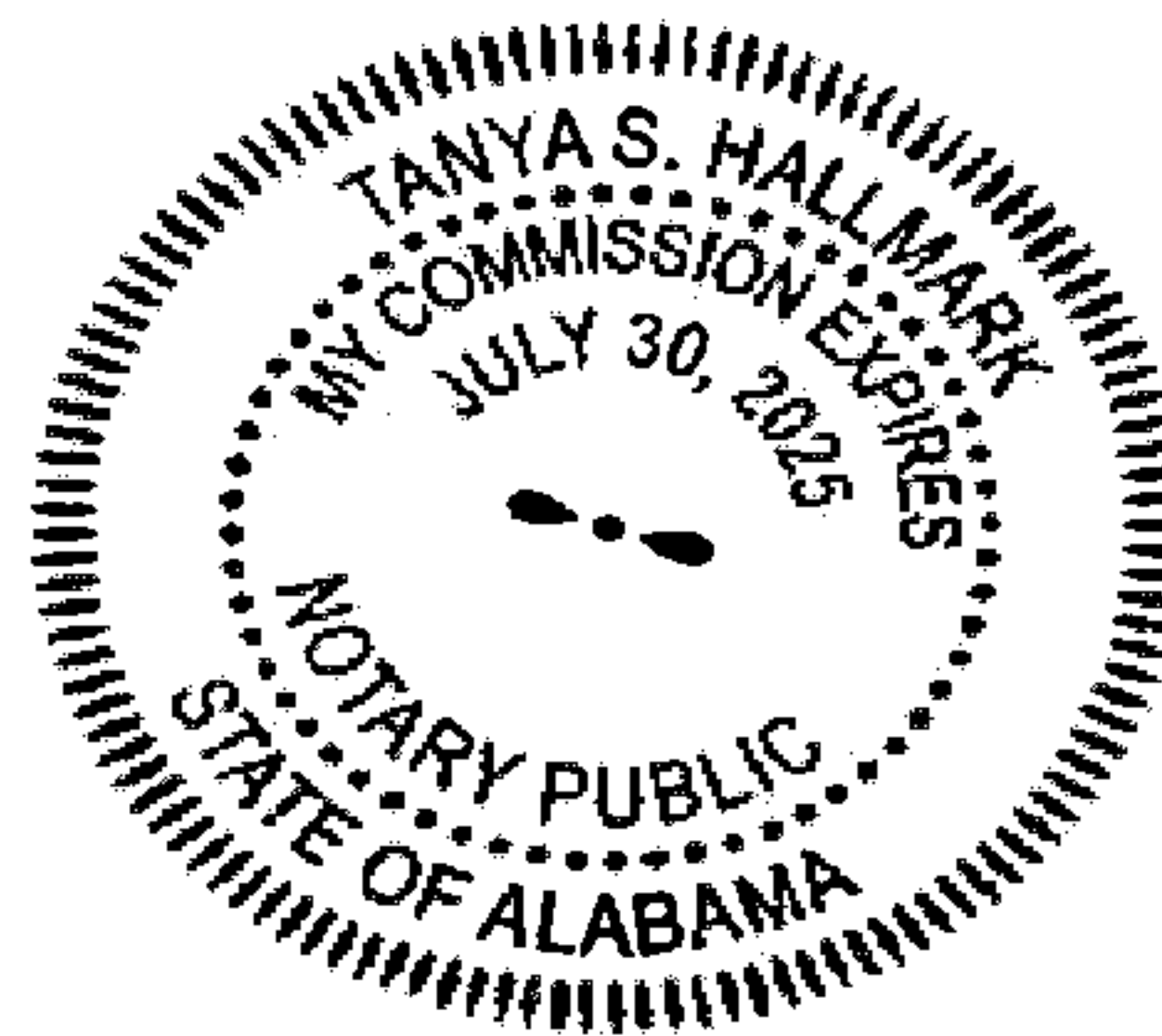
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Stephanie Lanier Weems, 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, she, 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 15th day of November, 2022.



Notary Public
MCE: 7-30-25



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

Grantor's Name Renee A. Duffee
 Mailing Address 4854 Riverwood Pl.
Birmingham AL
35242

Grantee's Name No. Shelby Fire District
 Mailing Address 4617 Valleydale Rd.
Birmingham AL
35242

Property Address 4854 Riverwood Pl.
Birmingham AL
35242

Date of Sale 11-15-22
 Total Purchase Price \$ 1919.71
 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 Foreclosure 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 11-17-22

Print Stephanie Ignier Weems

☐ Unattested

Sign Stephanie Ignier Weems

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/17/2022 01:20:04 PM
 \$30.00 BRITTANI
 20221117000426180

Form RT-1

Allen S. Boyd