

STATE OF ALABAMA)
SHELBY COUNTY)

SEND TAX NOTICE TO:

Jodi Nowak
4071 Guilford Road
Birmingham, AL 35242

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

REDEMPTION DEED

WHEREAS, this Redemption Deed is executed this 15 day of March, 2023 by Greystone Farms Owners' Association, Inc. ("Grantor") to Jodi Nowak (the "Grantee") (together herein the "Parties");

WHEREAS, Grantor obtained ownership in this property through non-judicial foreclosure for unpaid condominium association assessments, on February 2nd, 2023, 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 \$17,316.13, and other good and valuable consideration.

NOW THEREFORE, in consideration of the premises and in further consideration of the sum of \$17,316.13, 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 4071 Guilford Road, Birmingham, AL 35242, whose legal description is:

LOT 86, ACCORDING TO THE SURVEY OF FINAL PLAT OF GREYSTONE FARMS GUILFORD PLACE, PHASE 2, AS RECORDED IN MAP BOOK 22, PAGE 24, 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.

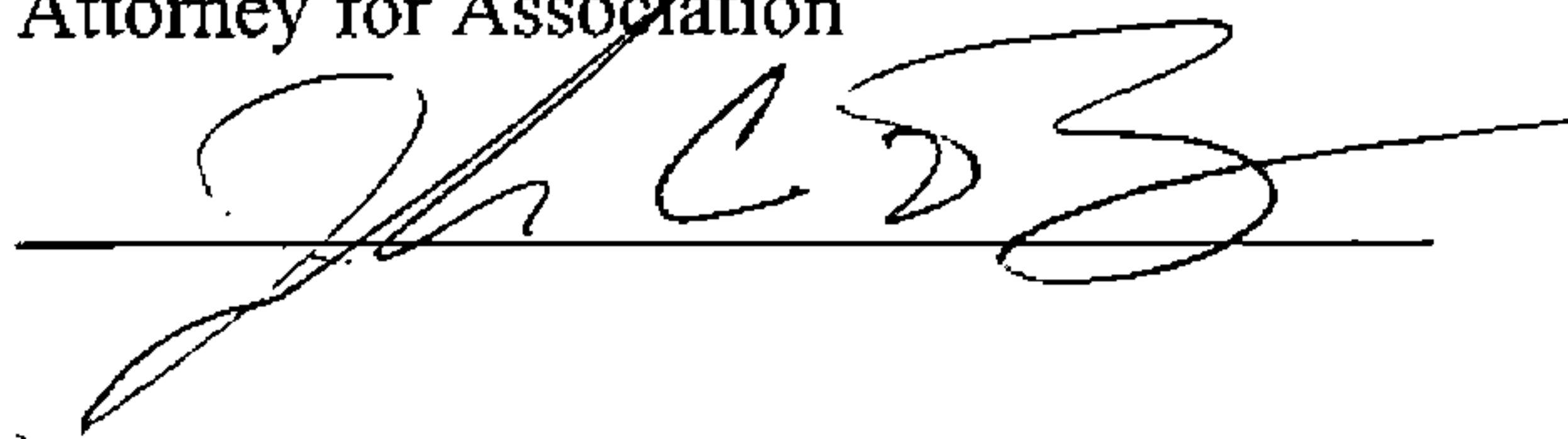
IN WITNESS WHEREOF, the Greystone Farms Owners' Association, Inc., has caused this instrument to be executed by and through John C. Barnes as attorney for Greystone

Farms Owners' Association, Inc., and he has hereto set his hand and seal this 15 day of March, 2023.

Greystone Farms 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 Greystone Farms 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 Grantor.

Given under my hand and official seal on this 15 day of March, 2023.



Notary Public

My Commission Expires: _____

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

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

Grantor's Name Greystone Farms Owners' A
 Mailing Address 2125 Data Office Drive, Suit
Birmingham, AL 35244

Grantee's Name Jodi Nowak
 Mailing Address 4071 Guilford Road
Birmingham, AL 35242

Property Address 4071 Guilford Road
Birmingham, AL 35242

Date of Sale 3/15/23
 Total Purchase Price \$17,316.13

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/15/2023 02:01:26 PM
 \$45.50 JOANN
 20230315000071400

or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value of Alvin S. Byrd 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 of Foreclosure

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 3/15/23

Print John C. Barnes

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

