

Deed Number: 70385

20230623000186380 1/1 \$26.00
Shelby Cnty Judge of Probate, AL
06/23/2023 08:22:12 AM FILED/CERT

THE STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 2nd day of April, 1984, the Probate Court of SHELBY County rendered a decree for sale of lands hereinafter described and conveyed, for payment of State and County taxes then due from A & S DEV CO the owner of said lands, and for the payment of fees, costs and expenses of and under said decree, and the sale had in execution thereof.

And WHEREAS, thereafter, to-wit, on the 16th day of May, 1984, under and in pursuance of said decree, said lands were regularly offered for sale by the Tax Collector of SHELBY County for said taxes, fees, costs and expenses, and no person having bid a sufficient sum for the said lands to pay the same, said lands, were bid in for the State for the sum of said taxes, fees, costs, and expenses.

AND WHEREAS, the time allowed by law for the redemption of said lands has elapsed since said sale, and the same not having been redeemed, the title thereto under said sale is still in the State.

And WHEREAS, said land having been entered upon the books of the State Land Commissioner, and the State Land Commissioner of the State of Alabama, with the approval of the Governor, has fixed the price of said land, and ascertained that the sum of FOUR THOUSAND DOLLARS & ZERO CENTS is sufficient to cover and satisfy all claims of the State and County against said lands for or on account of taxes, interest, fees, costs and officers' fees which were due upon or have accrued against said lands, as provided by law.

And WHEREAS, application has been made to the State Land Commissioner of the State of Alabama by CASTRO HOLDINGS LLC to purchase said land, and sum of FOUR THOUSAND DOLLARS & ZERO CENTS (4000.00) therefore has been paid into the State Treasury.

NOW THEREFORE, the State Land Commissioner of the State of Alabama, by virtue of and in accordance with the authority in him vested by law, with the approval of the Governor of Alabama, and in consideration of the premises above set out, has this day granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell and convey unto the said CASTRO HOLDINGS LLC without warranty or covenant of any kind on the part of the State, express or implied, all right and title of the State of Alabama acquired by the tax sale aforesaid in and to said lands, described as follows:

Parcel # 5810021000020030000000

Legal Description: THAT P/O E1/2 SW1/4 LYING E/O CO HWY 29 S/O ACTON CRK C/L & N/O BLK 1 GROSS ADD TO ALTADNA SOUTH 1ST SECTR SEC 10 T19S R2W

lying and being situated in said County and State, to have and to hold the same, the said right and title of the State in the land aforesaid, unto CASTRO HOLDINGS LLC and his/her/their/its heirs, assigns and successors forever.

In testimony whereof I have hereunto set my hand and seal this the 31st day of May, 2023.

Approved _____ STATE LAND COMMISSIONER OF ALABAMA
Kay Ivey By Vern Barnett
Governor of Alabama State Land Commissioner

THE STATE OF ALABAMA, MONTGOMERY COUNTY

I, Vivian Taylor, a Notary Public in and for said County, in said State hereby certify that Revenue Commissioner Vernon Barnett, whose name is signed to the foregoing conveyance as State Land Commissioner, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she, in his/her capacity as such State Land Commissioner, executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of May, 2023.

Vivian Taylor, Notary Public

My Commission expires: 07/28/2024

Grantor:
Alabama Department of Revenue
Property Tax Division
RSA Union Building
100 North Union Street, Suite 980
Montgomery, Alabama 36104

Grantee:
CASTRO HOLDINGS LLC
3052 Thrasher Ln
Hoover AL 35244

This instrument was prepared by: Deanna Coman

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Shelby County, AL 06/23/2023
State of Alabama
Deed Tax: \$4.00