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STATE OF ALABAMA                    )  
  :     **REDEMPTION DEED**  
SHELBY COUNTY                    )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Four Hundred Eighty-four Thousand One Hundred Ninety-four and Fifty-two Hundredths Dollars (\$484,194.52) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Oxford Deveopment Group, LLC**, an Alabama limited liability company a/k/a **Oxford Development Group, LLC** ("Grantor"), hereby grants, bargains, sells and conveys unto **Empire Property Investments, LLC** ("Grantee") that certain real estate situated in Shelby County, Alabama, and described as follows:

**All of that part of the North half of the Southeast Quarter of Northwest Quarter of Section 36, Township 18, Range 2 West, Shelby County, Alabama, which lies Southwest of the right of way of the Florida Short Route Highway. Said tract also being described as Lot 1, according to the Map or Plat of Mrs. M.I. Glass Estate, as recorded in Map Book 3, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama.**

**TO HAVE AND TO HOLD** to said Grantee and its successors and assigns forever.

The purpose of this deed is to redeem the property described herein from the foreclosure sale evidenced by that certain Mortgage Foreclosure Deed dated November 3, 2023, and recorded at Inst. # 20231106000326570 on November 6, 2023, in the Office of the Judge of Probate of Shelby County, Alabama. The grantee herein is one and the same as the grantee in the aforementioned Mortgage Foreclosure Deed which erroneously listed "Oxford Development Group, LLC" as the grantee therein, as evidence by the Scriveners' Affidavit being recorded along with this instrument.

**IN WITNESS WHEREOF**, Grantor has hereunto caused this instrument to be executed under seal effective as of 17<sup>th</sup> day of November, 2023.

**Oxford Deveopment Group, LLC**  
**a/k/a Oxford Development Group, LLC**

Signed: \_\_\_\_\_

By: NAUSHAD SURANI

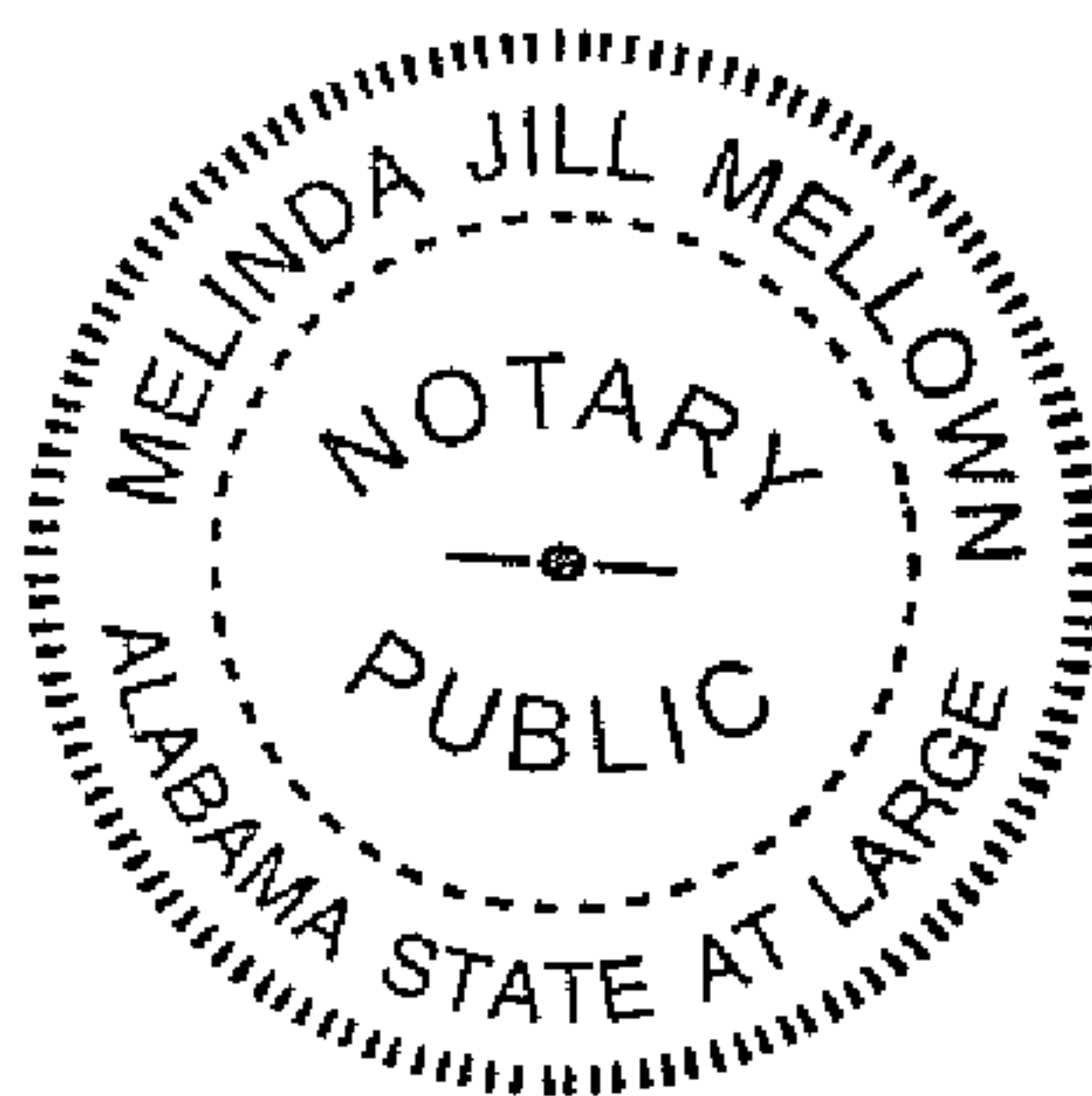
Its: OWNER

STATE OF ALABAMA )

St. Clair COUNTY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that NAUSHAD SURANI whose name as OWNER of Oxford Deveopment Group, LLC, a/k/a Oxford Development Group, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, he/she, in their capacities as such Member, and with full authority, executed the same voluntarily for and as the act of said company on the same bears date.

Given under my hand and official seal this the 17 day of November, 2023.



Melinda Mellown  
Notary Public

My Commission Expires: \_\_\_\_\_

**MY COMMISSION EXPIRES  
SEPTEMBER 1st 2026**

*Prepared by:*

*Martin W. Evans*

*2001 Park Place North, Suite 540*

*Birmingham, AL 35203*

*(205) 545-8085*

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

Grantor's Name:	Oxford Deveopment Group, LLC	Grantee's Name:	Empire Property Investments, LLC
Mailing Address:	8045 Stemley Bridge Road Talladega, AL 35160	Mailing Address:	PO Box 380234 Birmingham, AL 35238
Property Address:	4656 US Highway 280 Birmingham, AL 35242	Date of Sale:	November 17, 2023
			Total Purchase Price: \$484,194.52 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
 ☐ Appraisal  
☐ Sales Contract
 ☒ Other: Consent Judgment in 58-CV-2023-900846  
☐ Closing Statement

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).

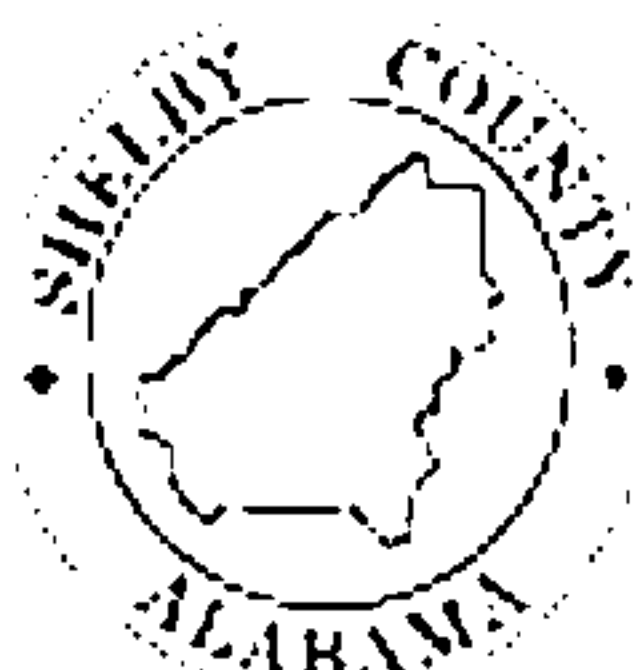
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: November 17, 2023

AGENT



☒ Unattested



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/20/2023 08:01:21 AM  
 \$512.50 JOANN  
 20231120000338140

*Alvin S. Bayl*