

THE STATE OF ALABAMA SHELBY COUNTY
CASE NO. PR-2022-001162

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 15th day of February, 2016, a decree was rendered by the Probate Court of said county for the sale of the lands, hereinafter described, and conveyed for the state and county taxes then due from SAIIA INVESTMENTS LLC, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 21st day of March, 2016, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale the State of Alabama became the purchaser of said lands, at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said Collector a certificate of said purchase.

Whereas, the time for the redemption of said lands by said owners or other persons having an interest therein has elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

Now, therefore, I, Allison S. Boyd, as Judge of Probate, of said County of Shelby, under and by virtue of the provisions of 40-10-29, 1975 Code of Alabama, and in consideration of the premises above set out and in further consideration of the sum of \$5.00 to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said LEE & CO. LLC who is the present owner and holder of said certificate of purchase all the right, title and interest of the said SAIIA INVESTMENTS LLC, owner of aforesaid land, and all the right, title, interest and claim of the state and county on account of said taxes, or under said decree and to the following described lands, hereinafter referred to, to-wit:

PARCEL # 58//13/04/20/1/009/062.000 DESCRIBED AS:

MAP NUMBER 13 4 20 1 000 CODE1: 00 CODE2: 00

SUB DIVISION1:

MAP BOOK: 00 PAGE: 000

SUB DIVISION2:

MAP BOOK: 00 PAGE: 000

PRIMARY LOT:

PRIMARYBLOCK:

SECONDARY LOT:

SECONDARYBLOCK:

SECTION1 20

TOWNSHIP1 20S

RANGE1 03W

SECTION2 00

TOWNSHIP2 00

RANGE2 00

SECTION3 00

TOWNSHIP3 00

RANGE3 00

SECTION4 00

TOWNSHIP4

RANGE4

LOT DIM1 0.00

LOT DIM2 0.00

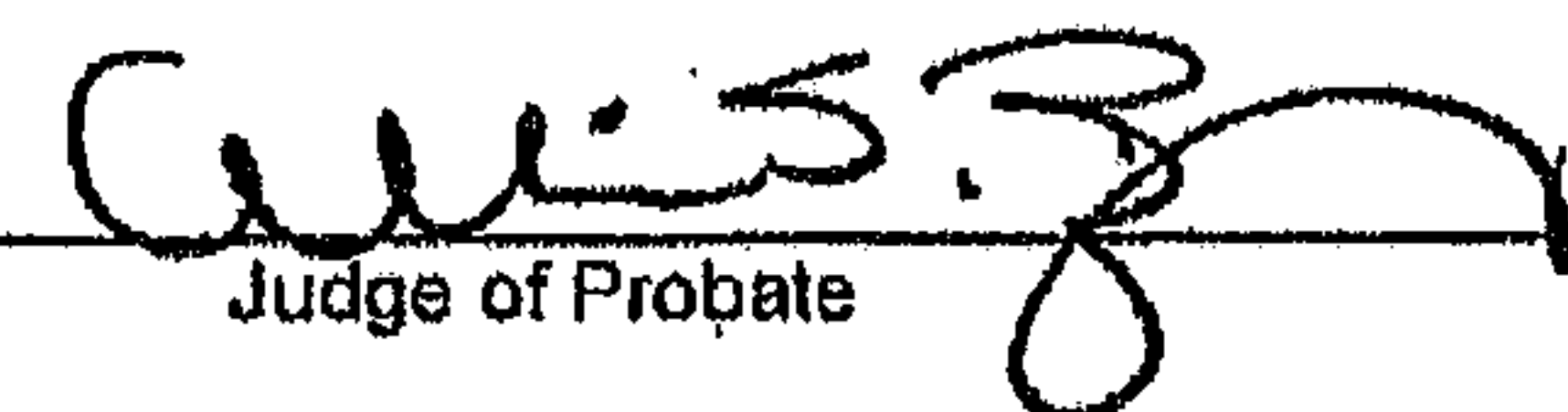
ACRES 13.000 SQ FT 566,280.000

METES AND BOUNDS:

BEG INT NW ROW RR E SEC LN N1745(S) SW260(S) SE132(S) SW60(S) S680(S) SW625(S)
SE160 NE217(S) E116(S) SELY570(S) SW 180 SE TO RR ROW NELY ALG ROW TO POB LESS
MB34 P103

being situated in said county and state, to have and to hold the same, the said right, title and interest unto the said LEE & CO. LLC and its heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.

In testimony whereof, I have hereunto set my hand seal, this the 17th day of January, 2023.


Judge of Probate

The State of Alabama, Shelby County

I, Lisa Traywick Morgan, a Notary Public in and for said county, in said state, hereby certify that Allison S. Boyd whose name as Judge of Probate 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 her capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 17th day of January, 2023.

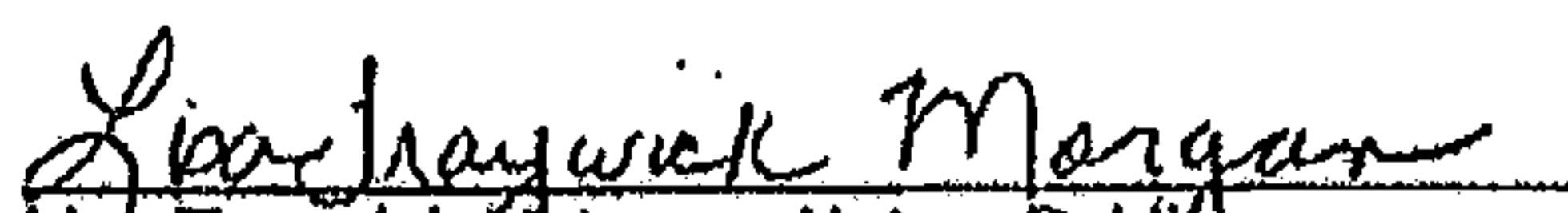
I certify this to be a true and correct copy see S. Boyd

Probate Judge

Date 1-17-2023 Shelby County

pages 1

Initial LS


Lisa Traywick Morgan - Notary Public
My Commission Expires: 4/16/2024



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/29/2023 01:07:32 PM
 \$33.00 PAYGE
 20231229000372930

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Shelby County Judge of Probate</u>	Grantee's Name	<u>LEE & Co. LLC</u>
Mailing Address	<u>P.O. Box 825</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>3744 Barkley Point Dr</u> <u>Sumner, GA 30024</u>
Property Address	<u>56 acres along Cahaba</u> <u>River</u> <u>Helena, AL 35080</u>	Date of Sale	<u>January 17, 2023</u>
		Total Purchase Price	<u>\$ 7,557.67</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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

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 4-28-2023

Print NICHOLAS LEE

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1