



20240119000015110 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
01/19/2024 11:53:49 AM FILED/CERT

CV-2011-900744.00

Sheriff's Deed

The State of Alabama, Shelby County

Whereas, an execution issued from the Circuit Court of Shelby County, against Joe Rose in favor of Renasant Bank on a judgment rendered in said Court at the December Term thereof, 2011, for the sum of One million four hundred seven thousand two hundred seventy six and 33/100 ----- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 24th day of January, 2020, to execute and return according to law; and, whereas, also, divers other executions issued from the n/a were also placed in my hands, against said n/a to execution and return according to law, as will appear by reference to the records of said court, by virtue of which execution above recited, as also the other said executions, I did, as Sheriff aforesaid, levy upon the following as the property of said Joe Rose, to wit:

A parcel of land situated in the Southeast one-quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest one-quarter of the Southeast one-quarter of said section 9 said point being a found capped rebar stamped Conn; thence run in a Northerly direction along the East line of said quarter-quarter line for a distance of 331.90 feet to a set capped rebar stamped CA-560LS; thence leaving said East line turn an interior angle to the right of 87 degrees 51 minutes 26 seconds and run in a Westerly direction for a distance of 410.10 feet to a found capped rebar stamped Conn, and the POINT OF BEGINNING of the property herein described; thence turn an interior angle to the left of 73 degrees 34 minutes 47 seconds and run in a Northeasterly direction for a distance of 267.80 feet; thence turn an interior angle to the left of 99 degrees 36 minutes 53 seconds and run in a Southeasterly direction for a distance of 16.86 feet; thence turn an interior angle to the left of 76 degrees 52 minutes 13 seconds and run in a Southerly direction for a distance of 271.13 feet to the POINT OF BEGINNING. Said parcel contains 2,226 square feet or 0.05 acres more or less.

Of which said levy then and there notice was given said defendant personally, and the said property so levied on, after having been duly advertised for sale, by giving thirty days' previous publication of the time, place, and terms of sale in the **Shelby County Reporter**, a newspaper published in **Columbiana, Alabama**, and also by posting at the Courthouse door of said County an advertisement of said sale for thirty days previous, was offered for sale at the **Shelby County Courthouse** in the **City of Columbiana, Alabama** between the legal hours of sale, on the 1st Monday in April, 2020, at which said sale Renasant

Shelby County, AL 01/19/2024
State of Alabama
Deed Tax: \$1.50



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Bank became the purchaser of said property so levied on as aforesaid, for the sum of One thousand four hundred sixty five and 18/100 ----- Dollars, being the highest, best, and last bid for the same.

Now, therefore, Know all Men by the Presents, That for and in consideration of the premises, and of the credit by said Renasant Bank of the sum of One hundred and 00/100 ----- Dollars on the judgment, and advertising payment of One thousand three hundred sixty five and 18/100 ----- Dollars, I do hereby convey, transfer, and set over to the said Renasant Bank all the legal right, title, interest, and claim which the said Joe Rose had and held in and to the foregoing described premises.

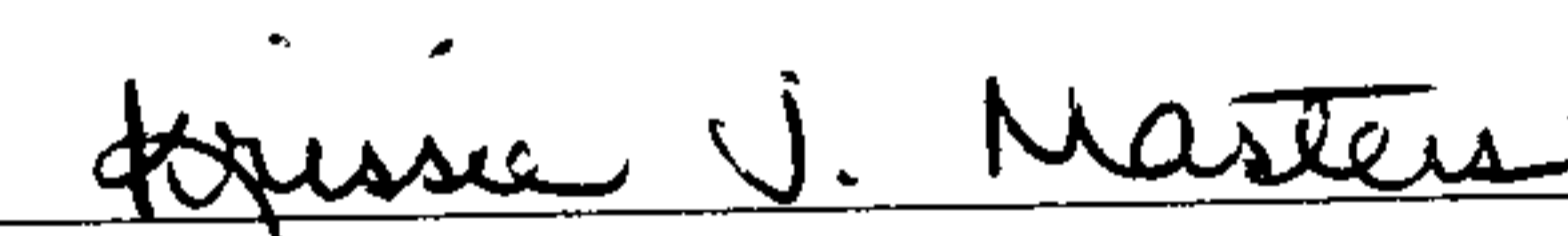
In Witness Whereof, I have hereunto set my hand and seal, this 6th day of April, 2020.

 (Seal)
Sheriff of Shelby County.

The State of Alabama, Shelby County

I, **Krissie Masters**, hereby certify that **John Samaniego**, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 6th day of April, 2020.


Notary Public
My commission expires: 11-15-2020

Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

JOE ROSE
221 RIVEROAKS DR
HELENA, AL 35080

Grantee's Name

Mailing Address

PENASANT BANK
P.O. Box 382753
Birmingham, AL 35258

Property Address

Commercial lot
off of Clearbrook
Ln, Calera AL

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

11/24/2020

\$ 1,365.18

\$

\$



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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 Sheriff's 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 1/19/2024

Unattested

(verified by)

Print

Sign

Shelby Holmes

Shelby Holmes

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1