

Poor Quality

Deed Number 71429

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TXSLDEED 1/1

THE STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

THAT WHEREAS, on the 12th day of February, 2018, 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 IRA INNOVATIONS LLC FBO DAVID JONES IRA & BILLY WINFORD IRA the owner of said lands, and for the payment of fees, costs and expenses of and under said decree, and the sale had an execution thereof

And WHEREAS, thereafter, to-wit, on the 2nd day of April, 2018, 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 HUNDRED EIGHTY DOLLARS & THREE 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 ABREASCIA CROCKETT to purchase said land and sum of FOUR HUNDRED EIGHTY DOLLARS & THREE CENTS (480.03) 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 ABREASCIA CROCKETT 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# 581307282002037000

Legal Description BEG INT E ROW SOUTHERN R/R & N LN SEC 28 E ALQ SEC LN 57.25 TO W ROW CO RD SWLY ALG ROW 255.31 TO E ROW SOUTHERN R/R NELY ALG R/R ROW TO POB

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 ABREASCIA CROCKETT and his/her/their heirs, assigns and successors forever.

In testimony whereof I have hereunto set my hand and seal this the 13th day of March, 2024.

Approved

STATE LAND COMMISSIONER OF ALABAMA

Kay Ivey
Governor of Alabama

By Vern Barnett
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 13th day of March, 2024

Vivian Taylor Notary Public

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2024 03:38:35 PM
\$24.50 LAURA
20240715000215410

My Commission expires 07/25/2024



Allie S. Byrd

Grantor:

Alabama Department of Revenue
Property Tax Division
RSA Union Building
100 North Union Street, Suite 900
Montgomery, Alabama 36104

Grantee:

ABREASCIA CROCKETT
1840 Mabel Dr
Fosterville, AL 36064-6900

This instrument was prepared by Deanna Coman

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