

Send Tax Notice To:
Cathy Hester
5308 Cedar Cir
Birmingham AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

DEED OF REDEMPTION

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 29th day of April, 2020, John M. Munn, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Advisors Group, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20200506000178380; and

WHEREAS, default occurred under terms of said mortgage and the said mortgage was duly foreclosed in accordance with the terms and provisions provided for therein on the 20th day of June 2024, and a foreclosure deed was executed and recorded in the aforesaid Probate Office at Instrument Number 20240624000187310; said foreclosure deed reveals that Carrington Mortgage Services LLC purchased all of the real property described in said mortgage at said foreclosure sale; and

WHEREAS, in accordance with the Statutes of Alabama, Cathy Hester, as Personal Representative of the Estate of John Mitchum Munn aka John Mitchell Munn has exercised their right of redemption from said foreclosure sale and have tendered to Carrington Mortgage Services LLC the amount of Two-hundred and twenty thousand, seven hundred and one dollar and sixty-seven cents

(\$220,701.67); and has requested that Carrington Mortgage Services LLC execute and deliver a Deed of Redemption covering the property described in said mortgage;

NOW THEREFORE, in consideration of the premises and of the payment to Carrington Mortgage Services LLC in the amount of \$220,701.67 in connection therewith, the receipt whereof is hereby acknowledged, the said Carrington Mortgage Services LLC does hereby remise, release, quit claim and convey unto Cathy Hester, as Personal Representative of the Estate of John Mitchum Munn aka John Mitchell Munn all of the right, title, and interest acquired by the said Carrington Mortgage Services LLC under and by virtue of the foreclosure of the mortgage and conveyance of the property, as referred to hereinabove, in and to the following described property situated in Shelby County, Alabama, to-wit:

LOT 75, ACCORDING TO THE AMENDED MAP OF HICKORY RIDGE SUBDIVISION,
AS RECORDED IN MAP BOOK 11, PAGE 79 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

Being the same property conveyed to Jonnie M. Munn from Jonnie M. Munn, an unmarried man and Denise B. Munn, an unmarried woman by Warranty Deed dated November 28, 1995 and recorded December 6, 1995 among the Land Records of Shelby County, State of Alabama in 1995-34885.

Tax Account #: 10 6 14 0 005 075.000

The property is being conveyed herein on an "As is, where is" basis subject to any easements, encumbrances, and exceptions contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Cathy Hester, as Personal Representative of the Estate of John Mitchum Munn aka John Mitchell Munn.

IN WITNESS WHEREOF, Carrington Mortgage Services LLC has hereto set its signature and seal on this the 11 day of July, 2024.

Carrington Mortgage Services LLC by Compu-Link Corporation dba Celink as Attorney in Fact

By Kinsey Bartlett

Print Name:

Kinsey Bartlett

Title:

Assistant Secretary

STATE OF Michigan)
COUNTY OF Clinton)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kinsey Bartlett whose name as Assistant Secretary for Compu-Link Corporation dba Celink as Attorney in Fact for Carrington Mortgage Services LLC 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/she as Assistant Secretary for Compu-Link Corporation dba Celink as Attorney in Fact for Carrington Mortgage Services LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and seal of office this 11 day of July, 2024.

Dennis Green

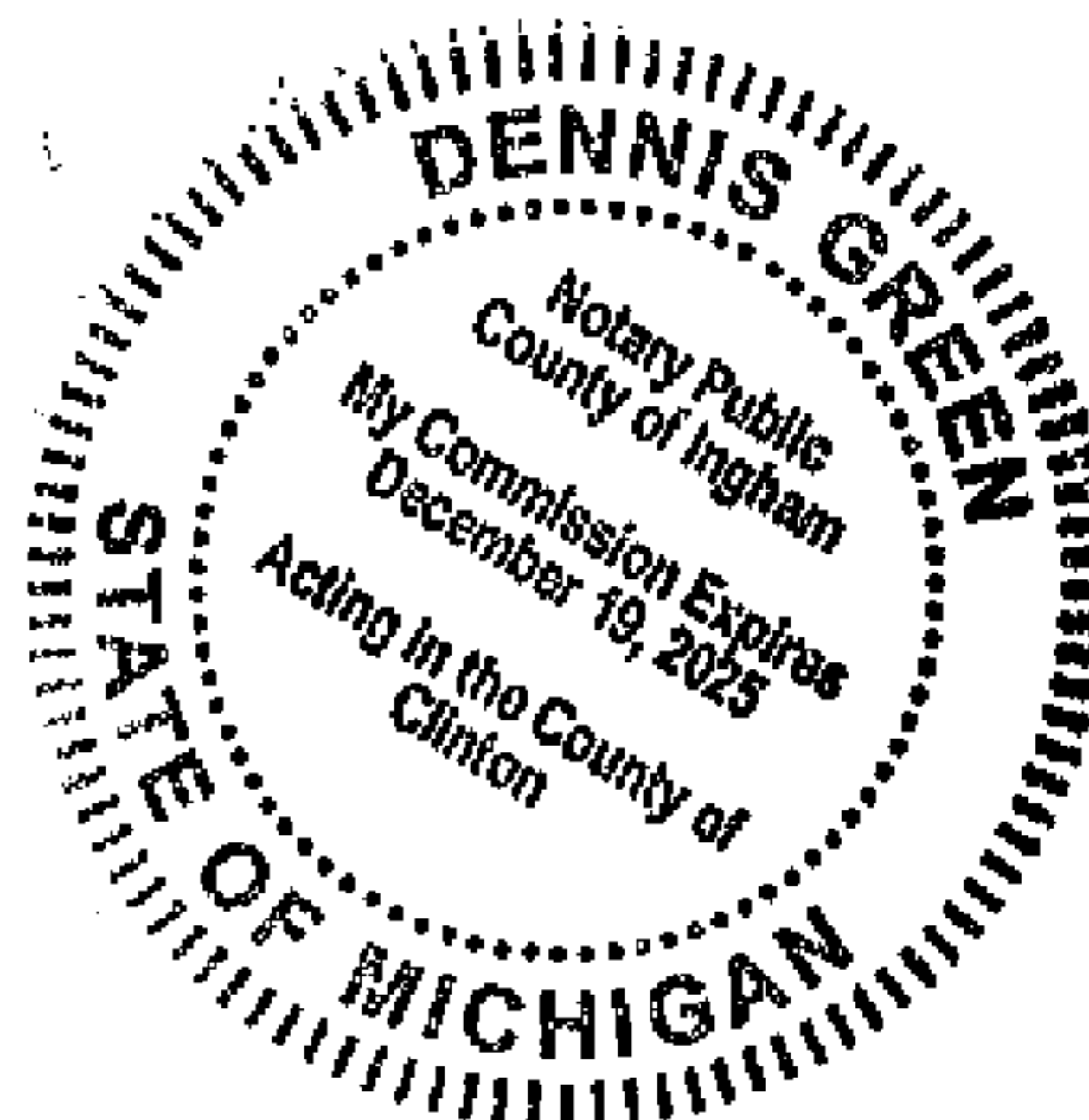
NOTARY PUBLIC

My Commission Expires: DEC 19 2025

DENNIS GREEN

This instrument prepared by:
Aldridge Pite, LLP
Jeff G. Underwood
Six Piedmont Center
3525 Piedmont Rd, N.E. Suite 700
Atlanta, GA 30305

1823-577A



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

Grantor's Name	Carrington Mortgage Services LLC	Grantee's Name	Cathy Hester
Mailing Address	P.O. Box 40724 Lansing, MI 48901-7924	Mailing Address	5308 Cedar Cir, Birmingham, AL 35242
Property Address	5308 Cedar Cir, Birmingham, AL 35242	Date of Sale	July 5, 2024
		Total Purchase Price	\$220,701.67
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/18/2024 08:25:31 AM
\$253.00 JOANN
20240718000218900

The purchase price or actual value claimed on Actual Value be verified in the following documentary evidence: (check one)(Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other- Foreclosure Deed
☐ 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

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 7/17/24

Print KYLE T. DUBOSE

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1