



20240808000247070 1/8 \$.00
Shelby Cnty Judge of Probate, AL
08/08/2024 02:22:19 PM FILED/CERT

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

Robert S. Ray, Trustee of the Marion Trust
Shelby County Parcel 09 3 06 0 006 017.000

CERTIFICATE OF WARNING TO REDEEM

Ala. Code §§ 11-48-56, 57, 58

I hereby certify that on or prior to the date of this certificate, I mailed a certified copy of the deeds here recorded, together with notice that the same is here recorded, and a warning to redeem to each of the one or more persons other than the grantee in said deeds, to whom the property therein described was last finally assessed for ad valorem taxation at the address of each such person as shown by said ad valorem tax assessment records.

This 8th day of August, 2024, Judge of Probate, Shelby County, Alabama.

Allison S. Boyd
Shelby County Probate Judge

Assessed Owner:

ROBERT S. RAY TRUSTEE OF THE MARION TRUST
4040 GALT OCEAN DR., UNIT 304
FORT LAUDERDALE, FL 33308

Deed Holder:

Monarch Realty
297 W. Valley Avenue
Homewood, AL 35209



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Shelby Cnty Judge of Probate, AL
08/08/2024 02:22:19 PM FILED/CERT

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

Date 6-25-24 Probate Judge
Shelby County

pages 3

Initial ASB

20220512000194700

05/12/2022 11:27:08 AM

RECEIVED FIRE DEED 1/3

JUN 25 2024

Allison S. Boyd
Judge of Probate

THIS INSTRUMENT WAS PREPARED BY:
MASSEY, STOTSER, & NICHOLS, PC
1780 GADSDEN HIGHWAY
BIRMINGHAM, ALABAMA 35235

Send Tax Documents to:
Forestdale Fire District
1485 Forestdale Boulevard
Forestdale, AL 35214

FIRE DISTRICT SERVICE CHARGE SALE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, the property hereinafter described was assessed for Fire District Service Charges by the North Shelby County Fire & Emergency Medical District under the authority of Act 62 H213 Special Session 1977 (Acts 1977 p. 1483) as amended by Act No. 79-369, First Special Session 1979 and Act 82-663 First Special Session 1982 and subsequently Act No. 99-245 Regular Session 1999, and Amendment 369 to the Alabama Constitution, as amended and Section 11-48-49, et. seq., Code of Alabama, 1975; and

WHEREAS, the assessment aforesaid upon said property hereinafter described, remained due and unpaid through the billing years 2019 & 2020 and delinquent at the date of the sale thereof, as hereinafter set forth; and

WHEREAS, by virtue of the authority vested in her by law, Stephanie Lanier Weems as attorney for the North Shelby County Fire & Emergency Medical District by and through auctioneer, Andrew S. Vernon, did, on the 29th day of April, 2022, at a sale begun and publicly held on said day, between the legal hours of sale, offer for sale at the Shelby County Courthouse, to the highest bidder for cash, the property hereinafter described for the purpose of paying said assessment and the interest and attorneys fees and costs then due and turned over for collection to the law firm of Massey, Stotser & Nichols, PC and remaining unpaid on said property, after having first given notice once per week for three consecutive weeks by publication in the Shelby County Reporter, a newspaper published and of general circulation in Shelby County, Alabama, that said property would be sold at the aforesaid time and place and for the aforesaid purpose to the highest bidder for cash; and

WHEREAS, at the time and place aforesaid, the highest and best bid obtained for the property described in the aforementioned was the bid of North Shelby County Fire & Emergency Medical District (hereinafter, Grantee) in the amount of One Thousand Eight Hundred Sixty and 03/100 Dollars (\$1,860.03) which sum was the whole amount of said assessment, interest, late fees, attorneys fees and costs then due as of the date of sale, and the said property was then and there sold for said price.

NOW THEREFORE, in consideration of the premises and the payment made, North Shelby County Fire & Emergency Medical District, as transferee, does grant, bargain, sell and convey unto the Grantee the following described real property situated in Shelby County, Alabama, to-wit:

1162 Eagle Park Road, Birmingham, AL 35242

Lot 21, according to the survey of Eagle Point, 12th Sector, Phase 1 as recorded in Map Book 22, Page 43 A & B, Shelby County, Alabama records.

PID: 09-3-06-0-006-017.000

Grantor: Robert S. Ray, Trustee of Marion Trust dated 12/11/17

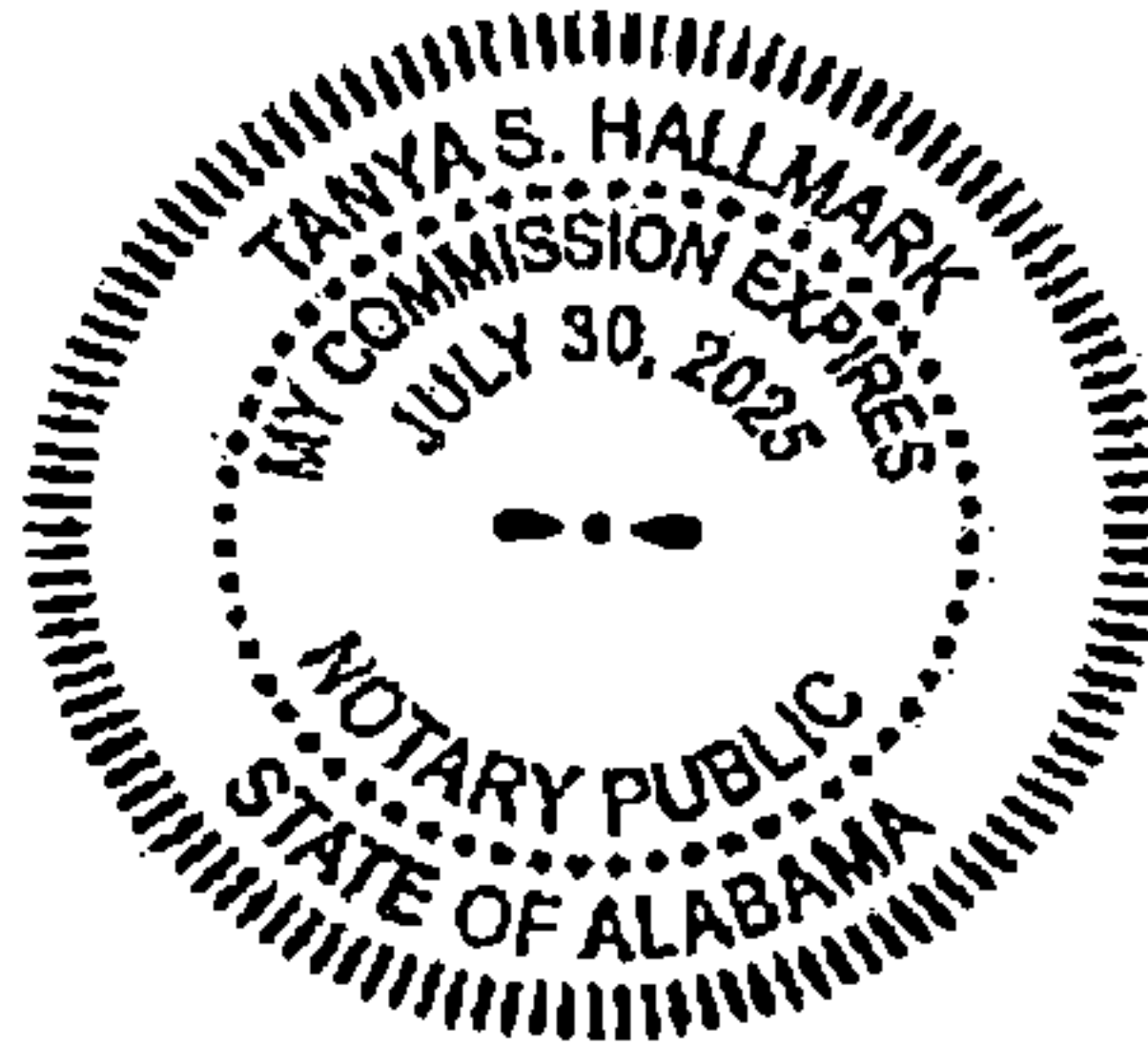
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Shelby Cnty Judge of Probate, AL
08/08/2024 02:22:19 PM FILED/CERT

TO HAVE AND TO HOLD, the above described property unto the said Grantee, its successor and assigns, subject, however, to all statutory rights of redemption as provided by law.

IN WITNESS WHEREOF, I, Stephanie Lanier Weems as attorney for the North Shelby County Fire & Emergency Medical District by and through auctioneer, Andrew S. Vernon have hereunto set my hand and seal, this the 5th day of May, 2022.



By:

Andrew S. Vernon

Andrew S. Vernon
Auctioneer on behalf of North Shelby
County Fire & Emergency Medical District

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Andrew S. Vernon, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of May, 2022.

Tanya S. Hallmark
Notary Public

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Shelby Cnty Judge of Probate, AL
08/08/2024 02:22:19 PM FILED/CERT



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2022 11:27:08 AM
\$31.00 JOANN
20220512000194700

Ann 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 Robert S. Ray
Mailing Address 1162 Eagle Park Rd.
Birmingham AL
35242

Grantee's Name Forrestdale Fire District
Mailing Address 1485 Forestdale Blvd.
Forestdale, AL
35214

Property Address 1162 Eagle Park Rd
Birmingham AL
35242

Date of Sale 4-29-22
Total Purchase Price \$ 1860.03
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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Fire dues 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 5-11-2022

Print Stephanie Lanier Wynn

Unattested

Sign Stephanie Lanier Wynn

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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

Date 8/2/24 Probate Judge
Shelby County

pages 2

Initial ASB

20220519000204750

05/19/2022 01:12:15 PM



20240808000247070 5/8 \$.00

Shelby Cnty Judge of Probate, AL

08/08/2024 02:22:19 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
MASSEY, STOTSER, & NICHOLS, PC
1780 GADSDEN HIGHWAY
BIRMINGHAM, ALABAMA 35235

Send Tax Documents to:
North Shelby County Fire & Emergency Medical
District
4617 Valleydale Road
Birmingham, AL 35242

****CORRECTIVE****
FIRE DISTRICT SERVICE CHARGE SALE DEED

*****THIS DEED IS BEING RECORDED TO CORRECT THE ERROR IN THE FIRE DISTRICT SERVICE CHARGE SALE DEED AND THE REAL ESTATE VALIDATION TO CORRECT THE TAX HOLDER NAME AND MAILING ADDRESS THAT WAS RECORDED ON 05/12/22, #20220512000194700*****

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, the property hereinafter described was assessed for Fire District Service Charges by the North Shelby County Fire & Emergency Medical District under the authority of Act 62 H213 Special Session 1977 (Acts 1977 p. 1483) as amended by Act No. 79-369, First Special Session 1979 and Act 82-663 First Special Session 1982 and subsequently Act No. 99-245 Regular Session 1999, and Amendment 369 to the Alabama Constitution, as amended and Section 11-48-49, et. seq., Code of Alabama, 1975; and

WHEREAS, the assessment aforesaid upon said property hereinafter described, remained due and unpaid through the billing years 2019 & 2020 and delinquent at the date of the sale thereof, as hereinafter set forth; and

WHEREAS, by virtue of the authority vested in her by law, Stephanie Lanier Weems as attorney for the North Shelby County Fire & Emergency Medical District by and through auctioneer, Andrew S. Vernon, did, on the 29th day of April, 2022, at a sale begun and publicly held on said day, between the legal hours of sale, offer for sale at the Shelby County Courthouse, to the highest bidder for cash, the property hereinafter described for the purpose of paying said assessment and the interest and attorneys fees and costs then due and turned over for collection to the law firm of Massey, Stotser & Nichols, PC and remaining unpaid on said property, after having first given notice once per week for three consecutive weeks by publication in the Shelby County Reporter, a newspaper published and of general circulation in Shelby County, Alabama, that said property would be sold at the aforesaid time and place and for the aforesaid purpose to the highest bidder for cash; and

WHEREAS, at the time and place aforesaid, the highest and best bid obtained for the property described in the aforementioned was the bid of North Shelby County Fire & Emergency Medical District (hereinafter, Grantee) in the amount of One Thousand Eight Hundred Sixty and 03/100 Dollars (\$1,860.03) which sum was the whole amount of said assessment, interest, late fees, attorneys fees and costs then due as of the date of sale, and the said property was then and there sold for said price.

NOW THEREFORE, in consideration of the premises and the payment made, North Shelby County Fire & Emergency Medical District, as transferee, does grant, bargain, sell and convey unto the Grantee the following described real property situated in Shelby County, Alabama, to-wit:

1162 Eagle Park Road, Birmingham, AL 35242

Lot 21, according to the survey of Eagle Point, 12th Sector, Phase 1 as recorded in Map Book 22, Page 43 A & B, Shelby County, Alabama records.

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Shelby Cnty Judge of Probate, AL
08/08/2024 02:22:19 PM FILED/CERT

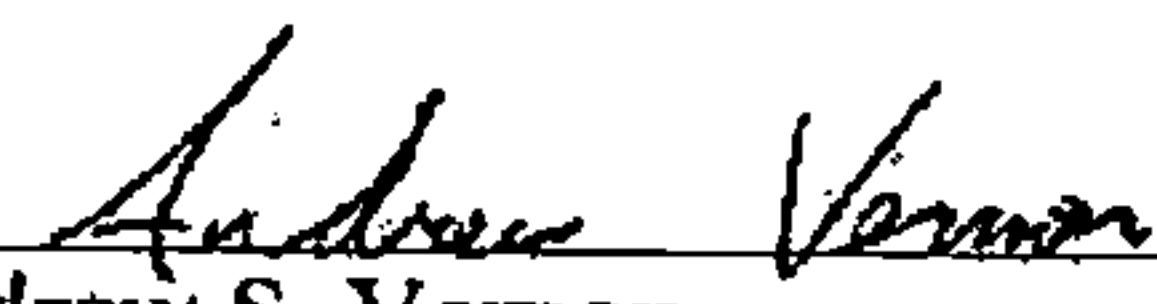
PID: 09-3-06-0-006-017.000

Grantor: Robert S. Ray, Trustee of Marion Trust dated 12/11/17

TO HAVE AND TO HOLD, the above described property unto the said Grantee, its successor and assigns, subject, however, to all statutory rights of redemption as provided by law.

IN WITNESS WHEREOF, I, Stephanie Lanier Weems as attorney for the North Shelby County Fire & Emergency Medical District by and through auctioneer, Andrew S. Vernon have hereunto set my hand and seal, this the 18th day of May, 2022.

By:

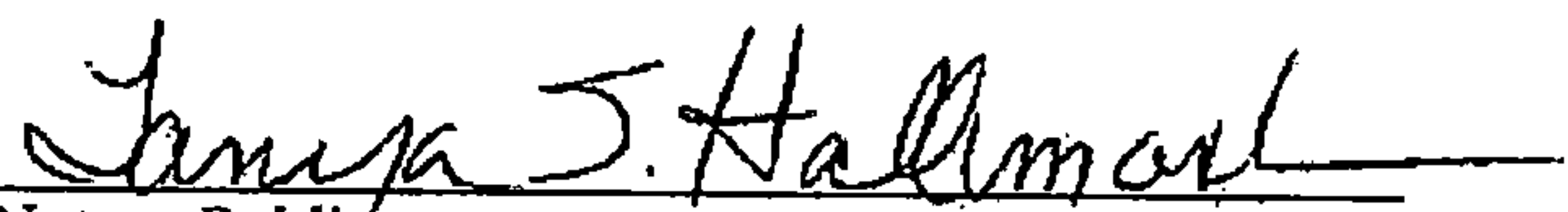


Andrew S. Vernon
Auctioneer on behalf of North Shelby
County Fire & Emergency Medical District

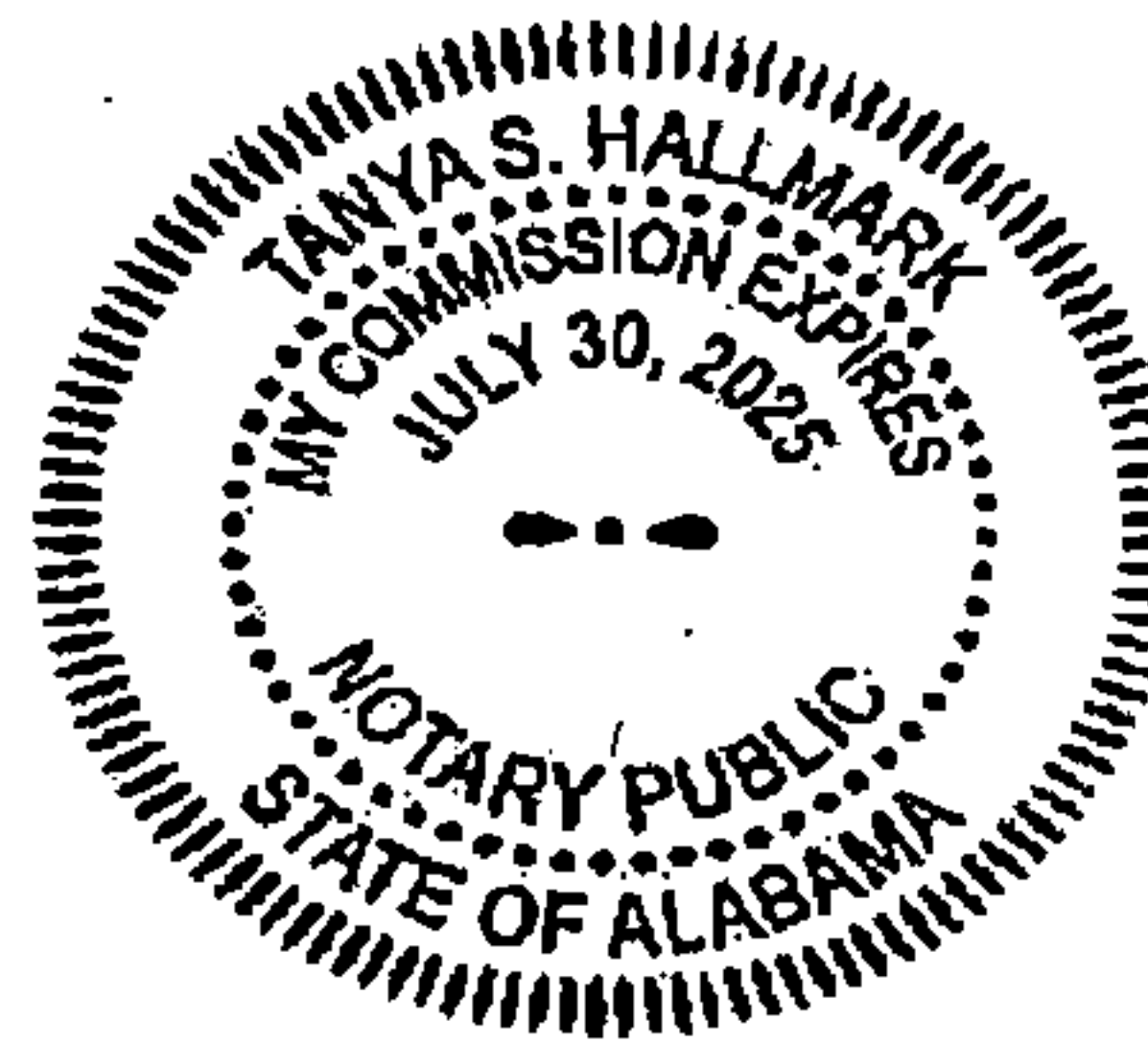
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Andrew S. Vernon, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

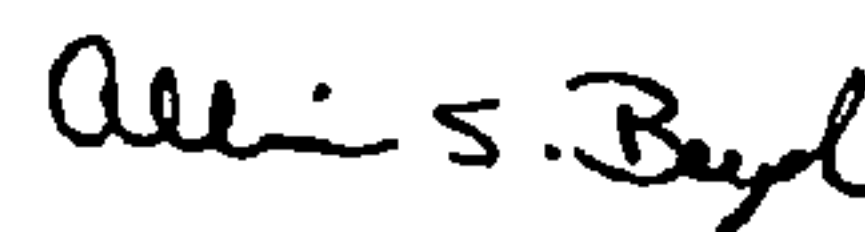
Given under my hand and official seal this the 5th day of May, 2022.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2022 01:12:15 PM
\$27.00 JOANN
20220519000204750



This instrument was prepared by:
 MASSEY, STOTSER & NICHOLS, PC
 1780 Gadsden Highway
 BIRMINGHAM, AL 35235
 (205) 838-9000

Send 20240808000247070 7/8 \$.00
 Mon: Shelby Cnty Judge of Probate, AL
 297 \ 08/08/2024 02:22:19 PM FILED/CERT
 Homewood, AL 35209

QUIT CLAIM DEED

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN. THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

THE STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Thousand Eight Hundred Sixty and 03/100 Dollars (\$1,860.03), which receipt is hereby acknowledged, to the undersigned Grantor, namely, North Shelby County Fire and Emergency Medical District, hereby releases, quitclaims, remise, and conveys any right, title or interest it may have, if any, to:

MONARCH REALTY

(hereinafter called Grantee), all right, title, interest, and claim in or to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to wit:

Property Address: 1162 EAGLE PARK ROAD, BIRMINGHAM, AL 35242

Legal Description: Lot 21, according to the survey of Eagle Point, 12th Sector, Phase 1, as recorded in Map Book 22, Page 43 A & B, Shelby County, Alabama records.

PID: 09-3-06-0-006-017.000

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under seal, this 28th day of June, 2022.

Agent

North Shelby County Fire & Emergency Medical District

STATE OF ALABAMA)
 COUNTY OF SHELBY)

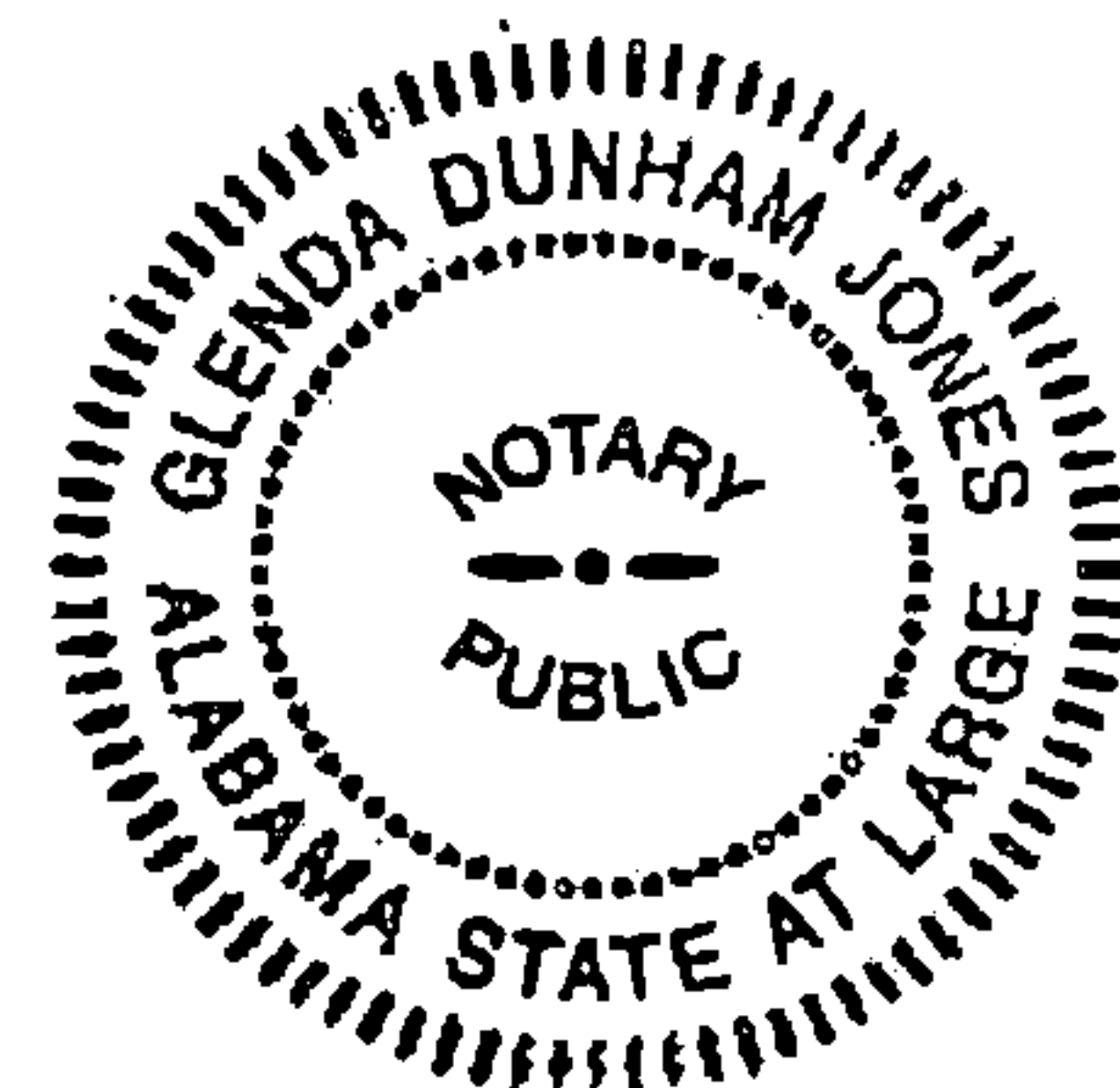
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, John M. Strozier whose name as Agent for North Shelby County Fire & Emergency Medical District and who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily and with full authority as such on the day the same bears date. Given under my hand and official seal this the 28th day of June, 2022.

Notary Public

My Commission Expires:

Glenda Dunham Jones
 My Commission Expires

12/5/2023 / 51-01162



I certify this to be a true and correct copy of the original.

Probate Judge
 Shelby County

Date: 08-24
 # pages: 02
 Initial: BT

Real Estate Sales Validation Form

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

Grantor's Name No. Shelby Co. Fire District
Mailing Address 4617 Valleydale Road
Birmingham, AL 35242

Grantee's Name Monarch Realty
Mailing Address 297 W. Valley Avenue
Homewood, AL 35209

Property Address 1162 Eagle Park Road
Birmingham, AL 35242

Date of Sale 06/22/22
Total Purchase Price \$ 1,860.03

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other: Fire Dues 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).

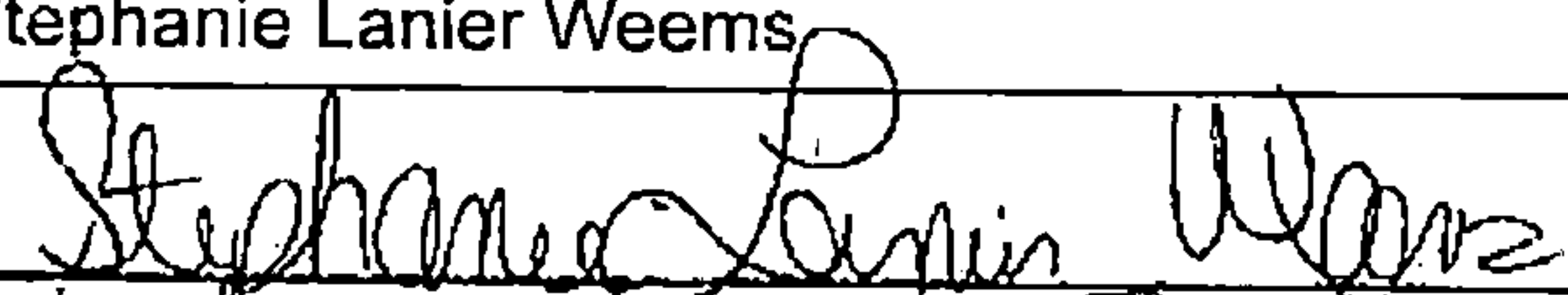
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 06/22/22

Print Stephanie Lanier Weems

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2022 01:23:47 PM
\$27.00 BRITTANI
20220628000257810

Ann S. Byrd

Form RT-1