



20240808000247080 1/9 \$.00
Shelby Cnty Judge of Probate, AL
08/08/2024 02:26:45 PM FILED/CERT

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

NGUYEN HAU HUU & BUI LE UYEN THI
Shelby County Parcel 10 5 16 0 003 017.000

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:

NGUYEN HAU HUU & BUI LE UYEN THI
2425 TITONKA ROAD
BIRMINGHAM AL 35244

Deed Holder:

Monarch Realty
297 W. Valley Avenue
Homewood, AL 35209

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

Date 6-25-24 Probate Judge
Shelby County

pages 3

Initial ASB

RECEIVED

JUN 25 2024

Alison S. Boyd
Judge of Probate

20240808000247080 2/9 \$.00
Shelby Cnty Judge of Probate, AL
08/08/2024 02:26:45 PM FILED/CERT

20220512000194730
05/12/2022 11:35:07 AM
FIREDEED 1/3

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 Ninety-Eight and 60/100 Dollars (\$1,898.60) 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.

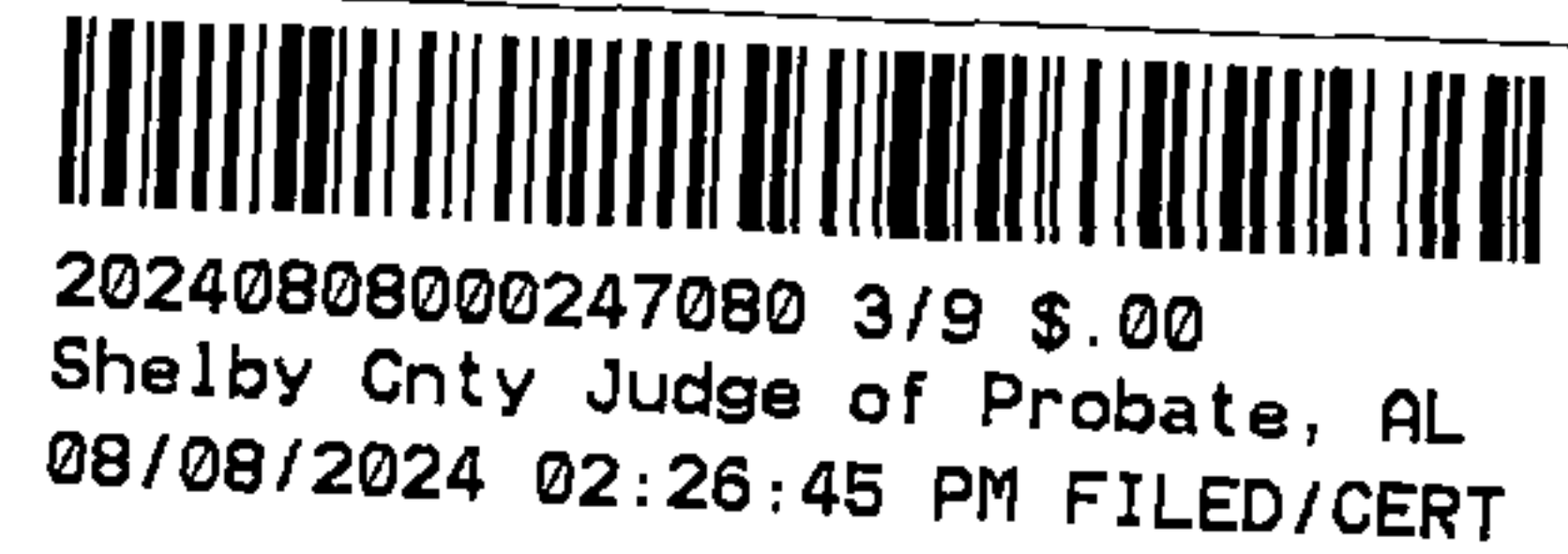
NOW THEREFORE, in consideration of the premises and the payment made, North Shelby County Fire & Emergency Medical District, as transferee, does grant, bargain, sell and convey unto the Grantee the following described real property situated in Shelby County, Alabama, to-wit:

2425 Titonka Road, Birmingham, AL 35244

Lot 12, according to the map and survey of Indian Valley Subdivision, 5th Sector, as recorded in Map Book 5, Page 100 in the Probate Office of Shelby County, Alabama.

Also, a parcel of land being the East Half of lot 11 according to the survey of Indian Valley, Fifth Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of said Lot 11; thence run in a Northwesterly direction along the Northerly line of said Lot 11; a distance of 41.52 feet to the point of commencement of a curve to the left havein a central angle of 10° 38' 06" and a radius of 173.53 feet; thence continue along the arc of said curve a distance

20220512000194730 05/12/2022 11:35:07 AM F]



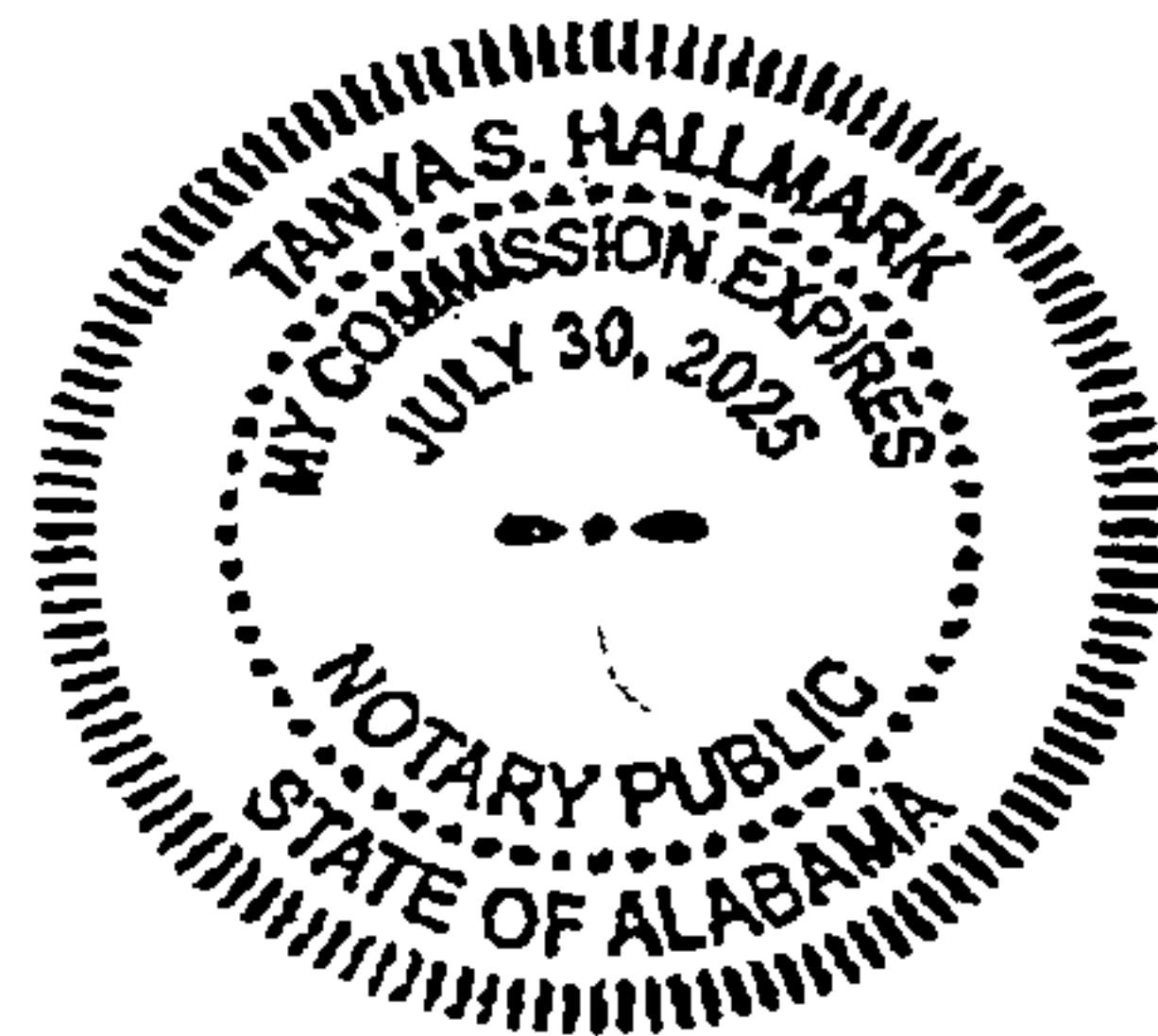
of 32.21 feet; thence from the chord of last described curve turn an angle to the left of 98° 52' and 18" and run in a Southerly direction a distance of 258.94 feet to its intersection with the most a Southerly line of said Lot 11; thence turn an angle to the left of 129° 38' 21" and run in a Northeasterly direction along said Southerly line of Lot 11 a distance of 8.27 feet; thence turn an angle to the right of 35° 00' and run in an Easterly direction along the Southerly line of said Lot a distance of 5, 48 feet to the most South and East corner of said Lot 11; thence turn an angle to the left of 71° 10' 18" and run in a Northerly direction along the east line of said Lot 11 a distance of 245.58 feet to the point of beginning.

PID: 10-5-16-0-003-017.000


Grantors: Hau Hau Nguyen & Bui Le Uyen Thi

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.



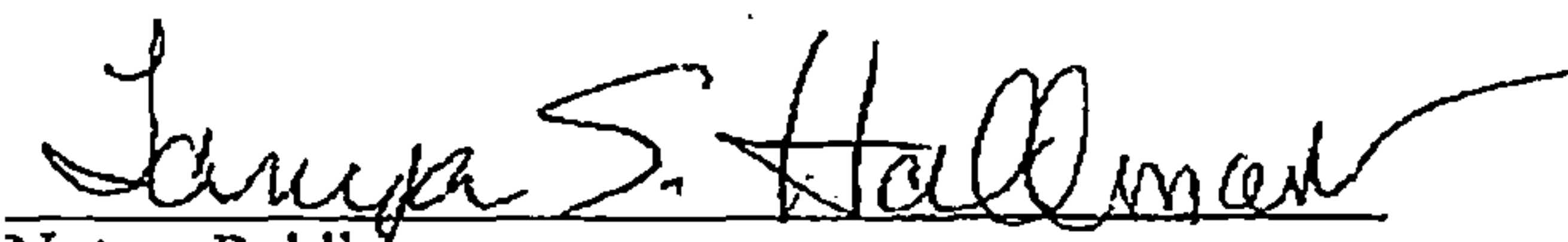
By:


Andrew S. Vernon
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

20220512000194730 05/12/2022 11:35:07 A



20240808000247080 4/9 \$.00
Shelby Cnty Judge of Probate, AL
08/08/2024 02:26:45 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Huu Hoa Nguyen + Bui Le Grantee's Name Forrestdale Fire District
Mailing Address 2425 Titonka Rd. Uyen Thi Mailing Address 1485 Forrestdale Blvd
Birmingham, AL Forestdale, AL
35244 35214

Property Address 2425 Titonka Rd. Date of Sale 4-29-22
Birmingham, AL Total Purchase Price \$ 1898.00
35244 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 ☐ Appraisal
☐ Sales Contract ☒ Other Fire Dues Sale
☐ 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 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 5/12/22

Print Stephanie Larier Weems

Unattested

Sign Stephanie Larier Weems

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2022 11:35:07 AM
\$31.00 JOANN
20220512000194730

Ali S. Byrd

Form RT-1

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

Date 8/2/24

pages 2

Initial ASB

Probate Judge
Shelby County

20220519000204730



20240808000247080 5/9 \$.00
Shelby Cnty Judge of Probate, AL
08/08/2024 02:26:45 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,
#20220512000194730*****

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 Ninety-Eight and 60/100 Dollars (\$1,898.60) 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:

2425 Titonka Road, Birmingham, AL 35244

Lot 12, according to the map and survey of Indian Valley Subdivision, 5th Sector, as recorded in Map Book 5, Page 100 in the Probate Office of Shelby County, Alabama.
Also, a parcel of land being the East Half of lot 11 according to the survey of Indian Valley, Fifth Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate, Shelby

20220519000204730 05/19/2022 01:06:27 PM



20240808000247080 6/9 \$.00
Shelby Cnty Judge of Probate, AL
08/08/2024 02:26:45 PM FILED/CERT

County, Alabama, being more particularly described as follows: Begin at the Northeast corner of said Lot 11; thence run in a Northwesterly direction along the Northerly line of said Lot 11; a distance of 41.52 feet to the point of commencement of a curve to the left havein a central angle of 10° 38' 06" and a radius of 173.53 feet; thence continue along the arc of said curve a distance of 32.21 feet; thence from the chord of last described curve turn an angle to the left of 98° 52' and 18" and run in a Southerly direction a distance of 258.94 feet to its intersection with the most a Southerly line of said Lot 11; thence turn an angle to the left of 129° 38' 21" and run in a Northeasterly direction along said Southerly line of Lot 11 a distance of 8.27 feet; thence turn an angle to the right of 35° 00' and run in an Easterly direction along the Southerly line of said Lot a distance of 5, 48 feet to the most South and East corner of said Lot 11; thence turn an angle to the left of 71° 10' 18" and run in a Northerly direction along the east line of said Lot 11 a distance of 245.58 feet to the point of beginning.

PID: 10-5-16-0-003-017.000

Grantors: Hau Hau Nguyen & Bui Le Uyen Thi

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

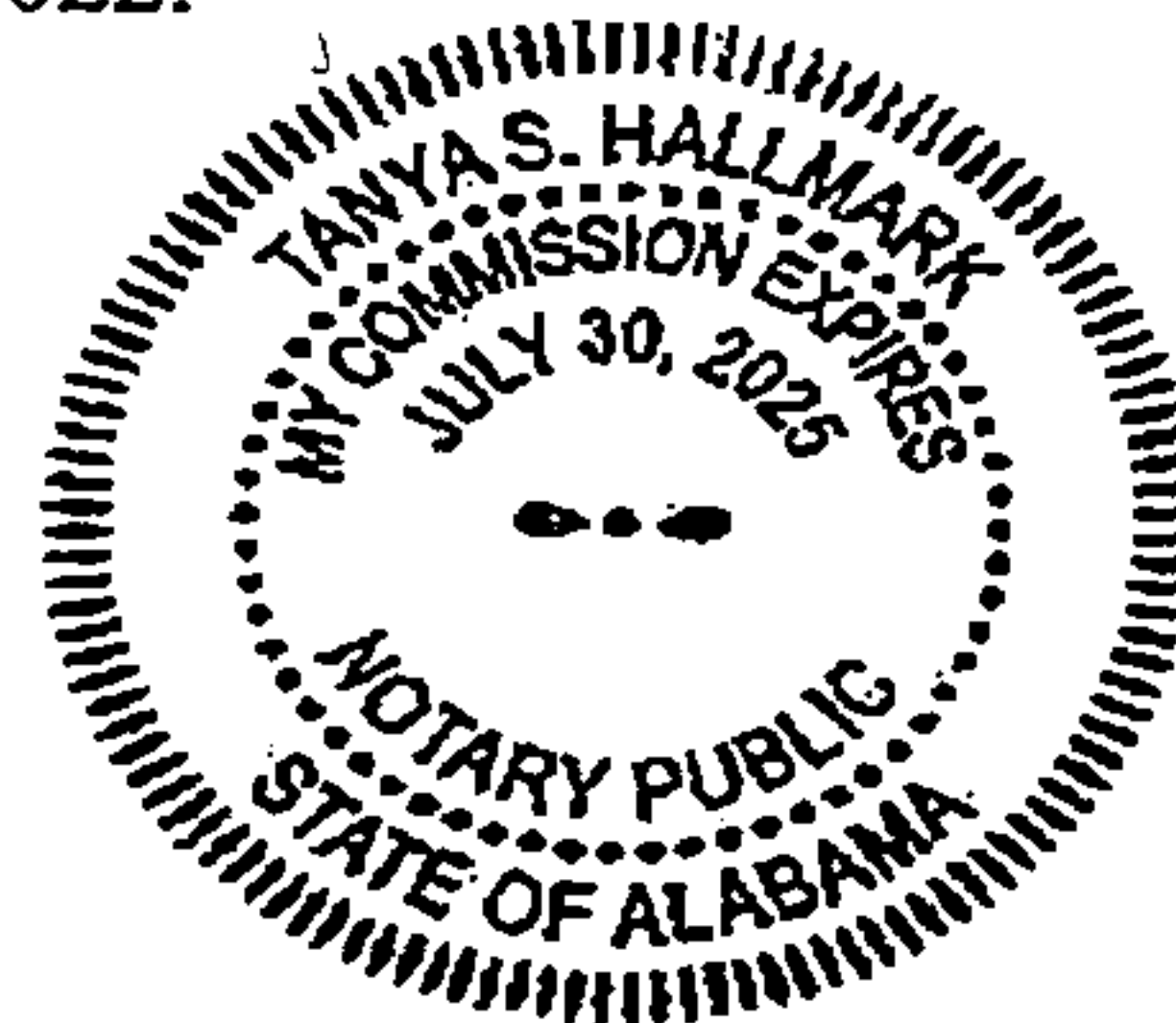
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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 18th 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 01:06:27 PM
\$26.00 JOANN
20220519000204730



17021.000 / 51-02425

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

Probate Judge
Shelby County

Date 7-18-24

pages 3

Initial AB

20220628000257820



20240808000247080 7/9 \$.00
Shelby Cnty Judge of Probate, AL
08/08/2024 02:26:45 PM FILED/CERT

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

Send tax notice to:
Monarch Realty
297 W. Valley Avenue
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 Ninety Eight and 60/100 Dollars (\$1,898.60), 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: 2425 TINONKA ROAD, BIRMINGHAM, AL 35242

Legal Description: Lot 12, according to the map and survey of Indian Valley Subdivision, 5th Sector, as recorded in Map Book 5, Page 100 in the Probate Office of Shelby County, Alabama.

Also, a parcel of land being the East Half of lot 11 according to the survey of Indian Valley, Fifth Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of said Lot 11; thence run in a Northwesterly direction along the Northerly line of said Lot 11; a distance of 41.52 feet to the point of commencement of a curve to the left have in a central angle of 10° 38' 06" and a radius of 173.53 feet; thence continue along the arc of said curve a distance of 32.21 feet; thence from the chord of last described curve turn an angle to the left of 98° 52' and 18" and run in a Southerly direction a distance of 258.94 feet to its intersection with the most a Southerly line of said Lot 11; thence turn an angle to the left of 129° 38' 21" and run in a Northeasterly direction along said Southerly line of Lot 11 a distance of 8.27 feet; thence turn an angle to the right of 35° 00' and run in an Easterly direction along the Southerly line of said Lot a distance of 5, 48 feet to the most South and East corner of said Lot 11; thence turn an angle to the left of 71° 10' 18" and run in a Northerly direction along the east line of said Lot 11 a distance of 245.58 feet to the point of beginning.

PID: 10-5-16-0-003-017.000

TO HAVE AND TO HOLD to said GRANTEE forever.

20220628000257820 06/28/2022 01:27:50



20240808000247080 8/9 \$.00
Shelby Cnty Judge of Probate, AL
08/08/2024 02:26:45 PM FILED/CERT

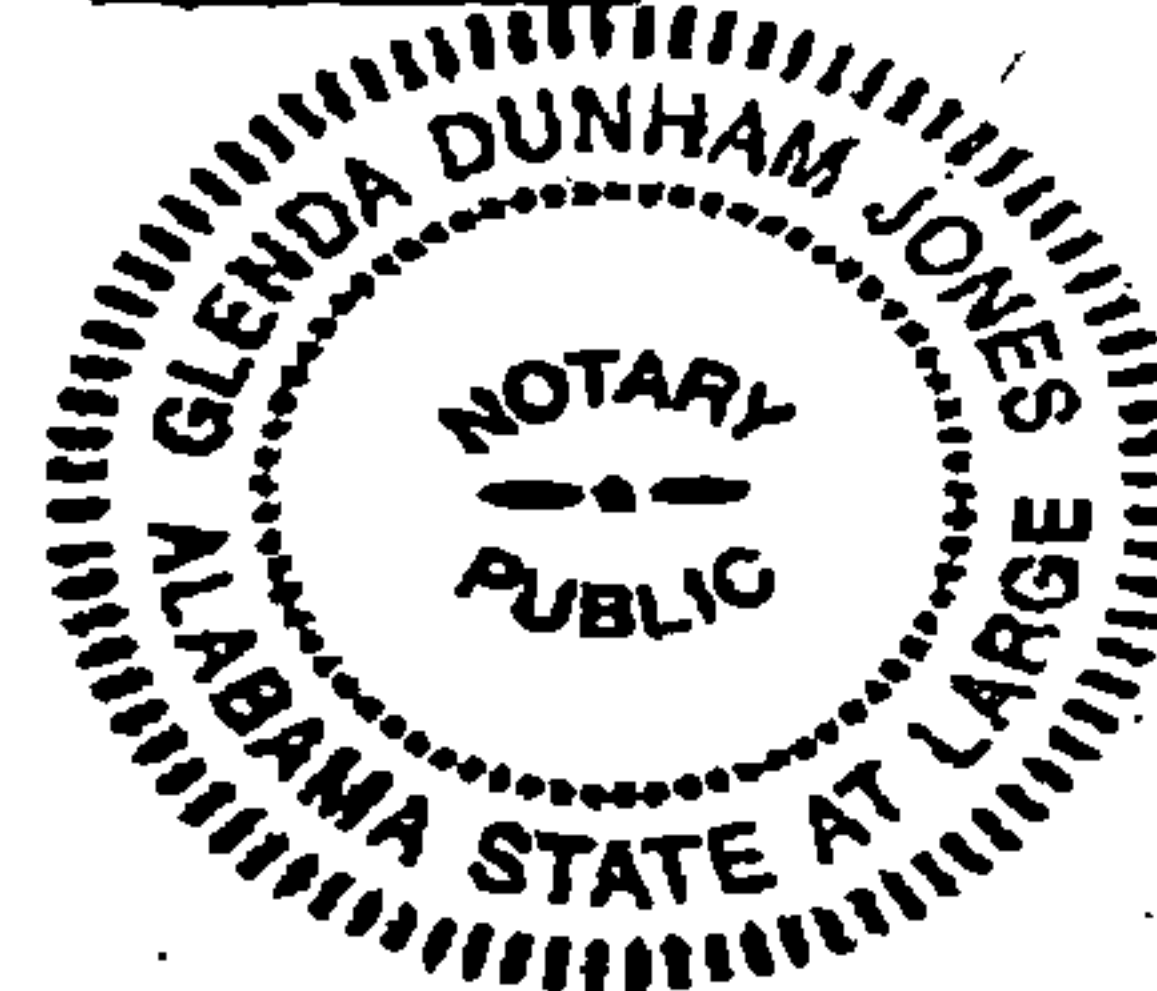
Given under seal, this 28th day of June, 2022.

[Signature]
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. Stazier 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.

[Signature]
Notary Public
My Commission Expires: **Glenda Dunham Jones**
My Commission Expires
12/5/2023



20220628000257820 06/28/2022 01:27:5



20240808000247080 9/9 \$.00
Shelby Cnty Judge of Probate, AL
08/08/2024 02:26:45 PM FILED/CERT

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 2425 Tinonka Road
Birmingham, AL 35242

Date of Sale 06/22/22
Total Purchase Price \$ 1,898.60

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 Stephanie Lanier Weems
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2022 01:27:50 PM
\$30.00 BRITTANI
20220628000257820

Form RT-1

Alvin S. Byrd