

STATE OF ALABAMA)
SHELBY COUNTY)

SEND TAX NOTICE TO:

Patrick C. Packer
213 Heath Drive
Birmingham, AL 35242

This instrument prepared by:
John M. Alford, Esq.
Alford & Barnes, LLC
100 Brook Drive, Suite D
Helena, AL 35080

REDEMPTION DEED

WHEREAS, this Redemption Deed is executed this 20th day of September, 2024 by Cambrian Wood Condominium, Inc. (“Grantor”) to Patrick C. Packer (the “Grantee”) (together herein the “Parties”);

WHEREAS, Grantor obtained ownership in this property through non-judicial foreclosure for unpaid homeowners’ association assessments, on December 15th, 2022, which was previously owned by Grantee, as recorded in Instrument 20230913000275920 in the Probate Office of Shelby County, Alabama;

WHEREAS, Grantee has satisfied the unpaid balance on the homeowners’ association assessments due on this property, as well as all assessments that have accrued since the date of foreclosure, by paying the Grantor the sum of \$30,000.00, and other good and valuable consideration.

NOW THEREFORE, in consideration of the premises and in further consideration of the sum of \$30,000.00, and other good and valuable consideration, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee the following piece of real estate situated in Jefferson County, Alabama, located at 213 Heath Drive, Birmingham, AL 35242, whose legal description is:

Unit Number 213, of Cambrian Wood Condominium, as established by that certain Declaration of Condominium Ownership of Cambrian Wood Condominium as recorded in Miscellaneous Book 12, page 87; Consent to Condominium Miscellaneous Book 13, page 2; amended in Miscellaneous Book 13, page 344 and amended in Miscellaneous Book 14, Page 357, and further amended in Instrument 1997-39374, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto, and recorded in the Record Plat of Cambrian Wood Condominium, in Map Book 6, page 62, and any future amendments thereto, recorded in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Cambrian Wood Condominium Inc., are attached as Exhibit "D" thereto, together with an undivided interest in the common elements as set forth in said Declaration as amended.

TO HAVE AND TO HOLD the above-described property unto the Grantee, their successors/heirs and assigns, forever; subject, however, to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, the Cambrian Wood Condominium, Inc., has caused this instrument to be executed by and through John C. Barnes as attorney for Chace Lake Residential Association, Inc., and he has hereto set his hand and seal this 20th day of September, 2024.

Cambrian Wood Condominium, Inc.
By: John M. Alford, Esq.
Attorney for Association



STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Barnes, attorney for the Cambrian Wood Condominium, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as attorney for the said Grantor.

Given under my hand and official seal on this 20th day of September, 2024.



Notary Public
My Commission Expires: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2024 01:01:03 PM
 \$58.00 CHARITY
 20240920000293790

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Cambrian Wood Condominium,</u>	Grantee's Name	<u>Patrick C. Packer</u>
Mailing Address	<u>4 Office Park Circle, Suite 101</u>	Mailing Address	<u>213 Heath Drive</u>
	<u>Birmingham, AL 35223</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>213 Heath Drive</u>	Date of Sale	<u>9.20.24</u>
	<u>Birmingham, AL 35242</u>	al Purchase Price	<u>\$ 30,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	<input type="checkbox"/> Foreclosure Redemption
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other	
<input type="checkbox"/> 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).