

STATE OF ALABAMA
SHELBY COUNTY

DEED OF REDEMPTION FROM TAX SALE

WHEREAS, on April 1, 2013 the property commonly known as: 724 Crosscreek Trail, Pelham, Alabama 35124, County, Alabama, and legally described as: Lot 7, Block 3 according to the Survey of Cahaba Valley Estates, Second Sector, as recorded in Map Book 5, Page 93, in the Office of the Judge of Probate, Shelby County, Alabama, Parcel #13 1 12 2 001 052.000 (hereinafter "the property") was duly and regularly sold by the Tax Collector of Shelby County, Alabama for taxes, costs and expenses and at said sale DBW TL Holdco 2013 LLC became the purchaser of said lands at and for the sum of said taxes, costs and expenses, and paid said sum to said Tax Collector and received a certificate of said purchase.

WHEREAS, on April 20, 2016, the Judge of Probate of Shelby County, Alabama under and by virtue of the provisions of Title 40-10-29 Code of Alabama conveyed the property by deed to DBW TL Holdco 2013 LLC.

WHEREAS, in accordance with the statutes of Alabama, Wells Fargo Bank NA has exercised its right of redemption from the tax sale,

Now Therefore, in consideration of the redemption settlement in the amount Fifty Four Thousand Five Hundred Thirty Seven and 83M/100 Dollars (\$54,537.83), the undersigned DBW TL Holdco 2013 LLC does grant, sell and convey unto Magdaleno Espinoza Torres all of the right, title and interest it acquired by the above referenced deed of April 20, 2016 from the Shelby County, Alabama Judge of Probate

Conveyed "As Is" and "Where As" condition. This conveyance is subject to all matters of record and inspection of the property with no warranties or representations of any kind or fashion given as to the property, possession of the property or title to the property. No title search has been conducted by the preparer of this deed. And further this conveyance is per settlement and release in lawsuit and Lis Pendens (if any) in the matter styled DBW TL Holdco 2013 LLC v Wells Fargo Bank NA, CV 2016 900637, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Magdaleno Espinoza Torres, his heirs, successors and assigns forever;

IN WITNESS WHEREOF, the said DBW TL Holdco 2013 LLC has caused this conveyance to be executed this the 19 day of ~~May~~ June, 2017.

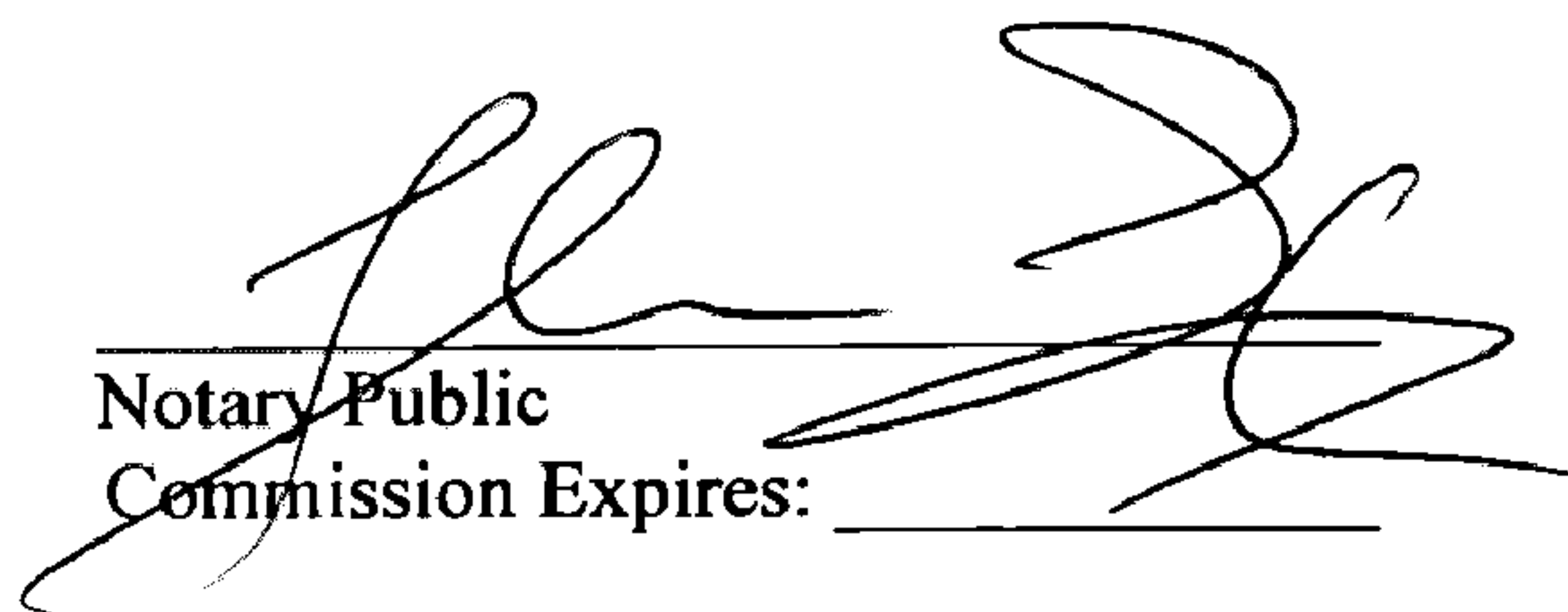
DBW TL Holdco 2013 LLC

By:  _____ SEAL
Its: DEWAYNE CHIN
AUTHORIZED SIGNATORY

STATE OF NEW ~~Jersey~~ York
New York COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Delwayne Chin as Authorized Signer of DBW TL Holdco 2013 LLC, whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily and with full authority in his/her stated company capacity on the day the same bears date.

Given under my hand and seal this 19 day of June, 2017


Notary Public
Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:

GARY S. OLSHAN
ATTORNEY
P O BOX 131145
BIRMINGHAM, AL 35213

Thomas Santora
Notary Public, State of New York
Qualified in New York County
No. 01SA6191079
My Commission Expires Oct. 18, 2020

Grantor's Address:
DBW TL Holdco 2013 LLC
10 N Park Place
Morristown, NJ 07960

Grantee's Address:
Magdaleno Espinoza Torres
c/o Albert J Osorio
500 Southland Dr., Suite 214
Birmingham, AL 35226

Property address: 724 Crosscreek Trail, Pelham, AL 35124

Source of valuation: redemption settlement payoff



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2024 01:37:11 PM
\$80.00 DANIEL
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Allen S. Bayl