

STATE OF ALABAMA)
SHELBY COUNTY)

SEND TAX NOTICE TO:
Rex & Raven L. McLaughlin
517 Chelsea Station Circle
Chelsea, AL 35043

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

REDEMPTION DEED

WHEREAS, this Redemption Deed is executed this 22 day of September, 2025 by Chelsea Station Owners' Association, Inc. ("Grantor") to Rex McLaughlin and Raven L. McLaughlin (the "Grantees") (together herein the "Parties");

WHEREAS, Grantor obtained ownership in this property through non-judicial foreclosure for unpaid homeowners' association assessments, on May 29th, 2025, which was previously owned by Grantee, as recorded in Instrument 20250606000173490 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 \$11,737.45, and other good and valuable consideration.

NOW THEREFORE, in consideration of the premises and in further consideration of the sum of \$11,737.45, 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 Shelby County, Alabama, located at 517 Chelsea Station Circle, Chelsea, AL 35043, whose legal description is:

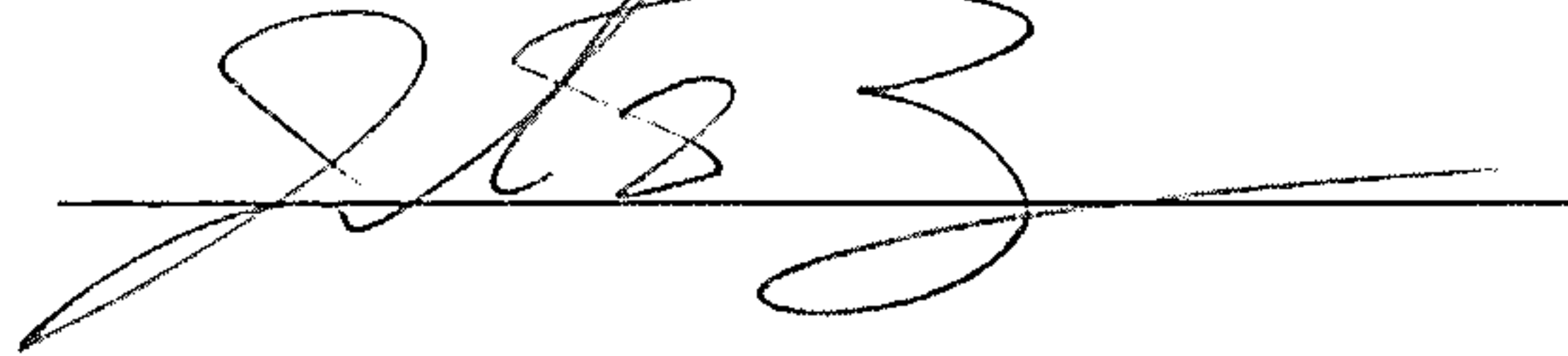
Lot 54, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto the Grantees, 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 Chelsea Station Owners' Association, Inc., has caused this instrument to be executed by and through John C. Barnes as attorney for Chelsea

Station Owners' Association, Inc., and he has hereto set his hand and seal this 22 day of September, 2025.

Chelsea Station Owners' Association, Inc.
By: John C. Barnes, 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 Chelsea Station Owners' Association, 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 22 day of Sept, 2025.



Notary Public
My Commission Expires: _____

John M. Alford
Notary Public, Alabama State At Large
My Commission Expires March 28, 2026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/22/2025 11:57:33 AM
 \$40.00 JOANN
 20250922000290690

Allen 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 Chelsea Station Owners' As
 Mailing Address 2120 16th Ave N, Suite 202
Birmingham, AL 35205

Grantee's Name Rex McLaughlin and Raven L. M
 Mailing Address 517 Chelsea Station Circle
Chelsea, AL 35043

Property Address 517 Chelsea Station Circle
Chelsea, AL 35043

Date of Sale 9/19/25
 Total Purchase Price \$11,737.45

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 Delinquent HOA Assessments

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 9/19/25

Print John C. Barnes

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1