

CERTIFICATE OF SALE / RECEIPT

Auction: E-26161

Auction id: HG2

Winning Bid: \$36,191.60

Bidder No: LKV400

General Information:

Sale Date: 2024-06-25

Sale Time: 11:08:27 AM File No: 24-01619-SM-AL

Foreclosure Attorney Firm: Tiffany & Bosco, P.A.

Property Address:

Address: 1557 NAPOLEON DR

City: ALABASTER

State: AL

Zip: 35007

County: Shelby

Form 8300:

Yes

No

Owner Information

Buyer/Owner 1: Nelson Properties LLC

Email: jpnprop@aol.com

Cell Phone: (205) 914-0812

Address: 90 Heather Ridge Drive

City: Pelham

State: AL

Zip: 35124

Deed Mailing Address: Same as Owner

Same as Representative

Other: Nelson Properties LLC, 90 Heather Ridge Drive, Pelham AL 35124

Buyer Type: Owner Occupied

Investor

Second Home

Representative Information

Name: John Nelson

Cell Phone: 2059140812

Email: jpnprop@aol.com

Relationship to Buyer: Agent

Director/Officer

Manager/Member

Power of Attorney

Other

Vesting - Record Title As Shown: Nelson Properties LLC

Receipt of Funds:

Check No. 605559

Financial Institution

PNC Bank

Amount

\$5,000.00

Total Check Amount Received

\$5,000.00

No. -

Financial Institution

Tiffany & Bosco

Amount

\$31,191.60

Total Wire Amount Received

\$31,191.60

Cash Received

\$0.00

Recording Fee

\$0.00

Other Received

\$0.00

Amount Required

\$36,191.60

Total Received

\$36,191.60

Refund Amount

\$0.00

Refund Payable To:

Name: Nelson Properties LLC

Phone: (205) 914-0812

Address: 90 Heather Ridge Drive

City: Pelham

State: AL

Zip: 35124

The foreclosure attorney may rescind the sale due to requirements set out in federal laws or regulations, including anti-money laundering, anti-terrorism, anti-drug trafficking and economic sanctions laws and regulations. Federal law requires all financial institutions to obtain, verify, and record information that identifies parties to transactions. This means that when your bid is provisionally accepted, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents to comply with such rules and regulations. Your bid is subject to verification of your identity and that we are in compliance with these federal laws and regulations. Buyer's or Buyer's Representative's signature below indicates that the above information is true and correct, (ii) the sale was conducted subject to the terms, conditions, and disclaimers contained in the Auction Terms and Conditions, (iii) the auctioneer announced the terms, conditions, and disclaimers in the Auction Terms and Conditions prior to the sale. IMPORTANT NOTE: Buyer or Buyer's Representative understands and agrees the sale of this property is on an "AS IS, WHERE IS" basis, with no warranties express or implied as further described in the Auction Terms and Conditions. I/we acknowledge that I/we received a copy of this disclosure and agreed to the Auction Terms and Conditions pursuant to which the sale was conducted. At the time and date set forth above, the above-referenced property was sold to the above-named Buyer for the "Amount Required" shown above, said Amount Required being the highest bid for cash. The sale was conducted subject to the terms, conditions, and disclaimers announced before the sale. Buyer tendered payment as described above in satisfaction of the purchase price.

Signature of Buyer/Representative:


Date: 2024-06-25

Auctioneer Printed Name: Lansing Skidmore Signature:

Date: 2024-06-25

Auditor Printed Name: Kris Cinnamon Signature:

Date: 2024-06-25

	Report and Recommendations of the Alabaster Housing Abatement Board Alabaster, Alabama	CASE NUMBER: 24-0003-USU Zoned:
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NOTICE OF ABATEMENT

Owner: Adam B & Melissa I Roper
 1019 Hwy 40
 Wilsonville, AL 35186

Property Description: 1557 Napoleon Dr
 PIN: 13 7 26 2 001 023.000

On the Alabaster Housing Abatement Board (AHAB), pursuant to Ala. Code § 11-53A-1, et seq., and Ordinance No. 06-007 determined that the structure cited herein is **UNSAFE** to the extent it creates a public nuisance and is to be **DEMOLISHED** no later than the 45 days from AHAB meeting, 2024.

RIGHT OF APPEAL: If you disagree with the decision of the Alabaster Housing Abatement Board you must sign and file a Notice of Appeal with **J. Mark Frey, City Clerk of the City of Alabaster Alabama at 1953 Municipal Way, Alabaster, Alabama 35007** no later than the 45 days from AHAB meeting, 2024. If you file a Notice of Appeal, you will be notified of the hearing before the **City Council of the City of Alabaster**.

If you fail to DEMOLISH this structure, or alternatively appeal the decision to the City Manager by the 45 days from AHAB meeting, 2024, the City Clerk will present the Abatement Board's recommendation to the City Council to demolish the structure pursuant to state law and assess the costs against your property.

NOTICE OF APPEAL: I hereby APPEAL the decision of the Alabaster Housing Abatement Board to the City Council of the City of Alabaster, Alabama.
 Date: _____ Signed: *John D. Roper*

Copies of this notice are to be POSTED within three feet of the main entrance to the building or structure, and served upon the owner of the property by personal service or certified mail as required by law.

Done this the 17th day of June, 2024.
Marie Jordan
 Marie Jordan, Chairman
 Alabaster Housing Abatement Board

ATTEST: *Brent Johns*
 Brent Johns, Building Official
 Engineering and Building Services