CERT: 1967812
Parcel: 13 5 21 4 008 001.000

20181226000449290 1/2 $18.00
Shelby Cnty Judge of Probate, AL
12/26/2018 03:27:38 PM FILED/CERT

CERTIFICATE OF LAND SOLD FOR TAXES AND PURCHASED AT TAX SALE BY AN INDIVIDUAL RECEIPT # **43118**

58/41

THE STATE OF ALABAMA,
SHELBY COUNTY, OFFICE OF PROPERTY TAX COMMISSIONER
I, DON ARMSTRONG PROPERTY TAX COMMISSIONER OF SAID COUNTY, HEREBY CERTIFY THAT THE FOLLOWING REAL ESTATE, LYING IN SAID COUNTY, TO-WIT:

PARCEL **#58//13/05/21/4/008/001.000** DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 13 5 21 4 000 **CODE1:** 15 **CODE2:** 00
SUB DIVISON1: WYNDHAM COTTAGES PHASE 2 **MAP BOOK:** 27 **PAGE:** 002
SUB DIVISON2: **MAP BOOK:** 00 **PAGE:** 000
PRIMARY LOT: 96-A **PRIMARYBLOCK:**
SECONDARY LOT: **SECONDARYBLOCK:**

SECTION1 21 **TOWNSHIP1** 20S **RANGE1** 03W
SECTION2 00 **TOWNSHIP2** 00 **RANGE2** 00
SECTION3 00 **TOWNSHIP3** 00 **RANGE3** 00
SECTION4 00 **TOWNSHIP4** **RANGE4**
LOT DIM1 44.34 **LOT DIM2** 134.76 **ACRES** 0.000 **SQ FT** 0.000

METES AND BOUNDS:

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **CULVERHOUSE KIMBERLY J MASSEY & MASSEY BILLY F** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2017**; THAT THE SAID TAXES BECAME DELINQUENT, AND AN APPLICATION, OF WHICH DUE NOTICE WAS GIVEN, WAS REGULARLY MADE TO THE PROBATE COURT OF SAID COUNTY FOR A DECREE FOR THE SALE OF SAID LAND FOR THE PAYMENT OF THE TAXES AND CHARGES DUE THEREON; THAT A DECREE WAS RENDERED BY SAID PROBATE COURT ON THE 12TH DAY OF FEBRUARY, 2018, FOR THE SALE OF SAID LAND AS PRESCRIBED BY LAW, AND AFTER HAVING GIVEN NOTICE OF SALE OF POSTING SAME AT THE COURTHOUSE DOOR OF SAID COUNTY, AND IN THE PRECINCT WHERE SAID LAND LIES, AT LEAST THREE WEEKS BEFORE THE DAY OF THE SALE, OR BY ADVERTISEMENT, FOR THREE CONSECUTIVE WEEKS IN THE SHELBY COUNTY REPORTER, A NEWSPAPER PUBLISHED IN SAID COUNTY AT LEAST THIRTY DAYS BEFORE THE DAY OF SALE, IN PURSUANCE OF SAID DECREE AND NOTICE OF SALE, SAID LAND WAS, ON THE 2ND DAY OF APRIL, 2018 OFFERED FOR SALE AT PUBLIC AUCTION, AT THE COURTHOUSE OF SAID COUNTY, BETWEEN THE HOURS OF 10 A.M AND 4 P.M OF SAID DAY, AND AT SAID SALE **CC1 AL LLC** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **$38,594.71** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED
CULVERHOUSE KIMBERLY J MASSEY & MASSEY BILLY F

9166 BROOKLINE LN
HELENA, AL 35080

ASSESSED VALUE	$11,580.00
CURRENT USE VALUE	
MARKET VALUE	$115,800.00
15% LIMIT	$17,370.00
MUNICIPALITY CODE	06
ASSESSMENT CLASS	03
STATE MILLAGE RATE	6.5
COUNTY MILLAGE RATE	7.5
SCHOOL MILLAGE RATE	16
DIST SCHOOL MILLAGE RATE	14
MUNICIPAL MILLAGE RATE	5
TOTAL MILLAGE RATE	49

	GROSS	EXMT	NET
STATE TAX	$75.27	$26.00	$49.27
COUNTY TAX	$86.85	$15.00	$71.85
SCHOOL TAX	$185.28	$0.00	$185.28
DIST SCHOOL TAX	$162.12	$0.00	$162.12
CITY TAX 06	$57.90	$0.00	$57.90
FOREST TAX	$0.00	$0.00	$0.00
TOTAL TAX	$567.42	$41.00	$526.42
HOSPITAL TAX	$0.00	$0.00	$0.00
AMD778 TAX	$0.00	$0.00	$0.00
INTEREST			$15.79
COLLECTOR FEE			$15.00
ADVERTISING			$25.50
PROBATE FEE			$5.00
CERT MAIL			$7.00
BAD CHECK			$0.00
TOTAL DUE			$594.71
OVERBID			$38,000.00
TOTAL SALE			$38,594.71

GIVEN UNDER MY HAND, THIS 10TH DAY OF APRIL, 2018

SHELBY COUNTY
PROPERTY TAX COMMISSIONER
Don Armstrong

"In the event of the tax sale of owner-occupied property that is taxed as Class III, the certificate shall provide notice that (1) the class III tax status shall remain in effect for the property throughout the period allowed for redemption as long as the property is used as an owner-occupied residence, and (2) for any period or periods following the tax sale that the property is not used as Class III property, as defined in Section 40-8-1, the property will be classified, assessed, and taxed as Class II property."

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TRANSFER CERTIFICATE TO ANOTHER INDIVIDUAL OR COMPANY

I, CC1 AL LLC, do hereby transfer all my rights, title and interest in the real estate described on the reverse side of this certificate to Cazenovia Creek Funding II, LLC.

James P. Meeks, Authorized Representative

November 30, 2018
Date

HANNAH KERCE
Notary Public-State of South Carolina
My Commission Expires
October 20, 2027

Hannah Kerce
Notary Public

10/20/2027
My Commission Expires