

THE STATE OF ALABAMA SHELBY COUNTY  
CASE NO. PR-2018-000897

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 16<sup>th</sup> day of February, 2015, a decree was rendered by the Probate Court of said county for the sale of the lands, hereinafter described, and conveyed for the state and county taxes then due from **CHANNELL DONNA**, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 23<sup>rd</sup> day of March, 2015, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale **FNA NP LLC** became the purchaser of said lands, at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said Collector a certificate of said purchase.

Whereas, the time for the redemption of said lands by said owners or other persons having an interest therein has elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

Now, therefore, I, **Allison S. Boyd**, as Judge of Probate, of said County of Shelby, under and by virtue of the provisions of 40-10-29, 1975 Code of Alabama, and in consideration of the premises above set out and in further consideration of the sum of \$5.00 to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said **GUARDIAN TAX AL LLC** who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **CHANNELL DONNA** owner of aforesaid land, and all the right, title, interest and claim of the state and county on account of said taxes, or under said decree and to the following described lands, hereinafter referred to, to-wit:

Parcel ID# 58//07/08/27/2/001/034.000 described as:

MAP NUMBER 07 8 27 2 000 CODE1: 00 CODE2: 00 MAP BOOK: 00 PAGE: 000  
SUB DIVISION1: MAP BOOK: 00 PAGE: 000  
SUB DIVISION2:  
PRIMARY LOT: PRIMARYBLOCK: 000  
SECONDARY LOT: SECONDARYBLOCK: 000

SECTION1 27  
SECTION2 00  
SECTION3 00  
SECTION4 00  
LOT DIM1 173.000

TOWNSHIP1 19S  
TOWNSHIP2 00  
TOWNSHIP3 00  
TOWNSHIP4  
LOT DIM2 328.00

RANGE1 02E  
RANGE2 00  
RANGE3 00  
RANGE4  
ACRES 2.240 SQ FT 97,574.400

METES AND BOUNDS: BEG N ROW PUBLIC RD 107(S) N & 370(S) E OF SW COR SW1/4 NW1/4 ELY ALG  
ROW 210 N138(S) E173(S) N328(S) W378(S) S410(S) TO POB LESS BEG SW COR  
PCL N210 E210 S210 W TO POB

being situated in said county and state, to have and to hold the same, the said right, title and interest unto the said **GUARDIAN TAX AL LLC** and its heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.

In testimony whereof, I have hereunto set my hand seal, this the 17<sup>th</sup> day of January, 2019

*Allison S. Boyd*  
Judge of Probate

The State of Alabama, Shelby County

I, Lisa Traywick Morgan, a Notary Public in and for said county, in said state, hereby certify that **Allison S. Boyd** whose name as Judge of Probate is signed to the foregoing conveyance and who is known to me, acknowledged before me, on this day, that, being informed of the contents of this conveyance, she, in her capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 17<sup>th</sup> day of January, 2019.

*Lisa Traywick Morgan*  
Notary Public - My Commission Expires: 5/2/2020

I certify this to be a true and correct copy *Allison S. Boyd*

Date 1/17/19 Probate Judge  
Shelby County

# pages 1  
Initial lm

Shelby County, AL 01/31/2019  
State of Alabama  
Deed Tax: \$1.00

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

RECEIPT # 9926

**55/53**

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//07/08/27/2/001/034.000 DESCRIBED AS

**LEGAL DESCRIPTION**

MAP NUMBER: 07 8 27 2 000 CODE1: 00 CODE2: 00

SUB DIVISON1:

MAP BOOK: 00 PAGE: 000

SUB DIVISON2:

MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK: 000

SECONDARY LOT: SECONDARYBLOCK: 000

SECTION1 27 TOWNSHIP1 19S RANGE1 02E

SECTION2 00 TOWNSHIP2 00 RANGE2 00

SECTION3 00 TOWNSHIP3 00 RANGE3 00

SECTION4 00 TOWNSHIP4 RANGE4

LOT DIM1 173.00 LOT DIM2 328.00 ACRES 2.240

SQ FT 97,574.400

**METES AND BOUNDS:**

BEG N ROW PUBLIC RD 107(S) N &amp; 370(S) E OF SW COR SW1/4 NW1/4 ELY ALG ROW 210 N138(S) E173(S) N328(S) W378(S) S410(S) TO POB LESS BEG SW COR PCL N210 E210 S210 W TO POB

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **CHANNELL DONNA** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2014**; 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 16TH DAY OF FEBRUARY, 2015, 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 23RD DAY OF MARCH, 2015 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 **FNA NP LLC** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$658.16** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

**TO WHOM ASSESSED****CHANNELL DONNA**8181 HWY 13  
HELENA, AL 35080

ASSESSED VALUE	\$12,040.00
CURRENT USE VALUE	
MARKET VALUE	\$60,200.00
15% LIMIT	\$9,030.00

MUNICIPALITY CODE	05
ASSESSMENT CLASS	02
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	\$78.26	\$0.00	\$78.26
COUNTY TAX	\$90.30	\$0.00	\$90.30
SCHOOL TAX	\$192.64	\$0.00	\$192.64
DIST SCHOOL TAX	\$168.56	\$0.00	\$168.56
CITY TAX 05	\$60.20	\$0.00	\$60.20
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$589.96	\$0.00	\$589.96
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$17.70
COLLECTOR FEE			\$15.00
ADVERTISING			\$24.00
PROBATE FEE			\$5.00
CERT MAIL			\$6.50
BAD CHECK			\$0.00
TOTAL DUE			\$658.16
OVERBID			\$0.00
TOTAL SALE			\$658.16

GIVEN UNDER MY HAND, THIS 31ST DAY OF MARCH, 2015

SHELBY COUNTY

PROPERTY TAX COMMISSIONER

*Don Armstrong*20190131000031800 2/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
01/31/2019 11:13:32 AM FILED/CERT

"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."

## Assignment of Certificate of Land Sold For Taxes

KNOW ALL MEN BY THESE PRESENTS, that FNA NP, LLC has transferred, sold, conveyed and assigned:

Parcel Number: SEE ATTACHED EXHIBIT A

and hereby assigns, transfers, conveys and sells, all of its right, title and interest, now owned or hereafter acquired, in and to a tax lien arising under the laws of the State of Alabama, and the Certificate of Land Sold For Taxes related therein, as described in the attachments thereto, to:

Name: GUARDIAN TAX AL LLC

Address: ~~1423 GRANDVIEW AVE~~ 13575 Lynam St.

City, State, Zip: ~~PAPILLION, NE 68046~~ Omaha, NE 68138

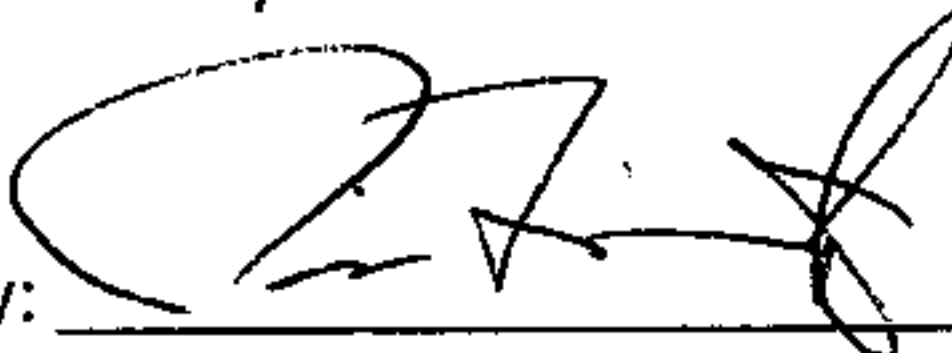
Phone - 402-505-9473

Please return all  
documents to:  
Vision Tax Lien Services  
PO Box 748  
Bluffton, SC 29910  
843-415-8528

to own and treat as its sole and separate property, with all rights and powers arising upon ownership thereof.

FNA NP, LLC

By: First National Holdings LLC, Its Sole Member

By:   
Jim Finnerty, Assistant Vice President

State of Illinois)

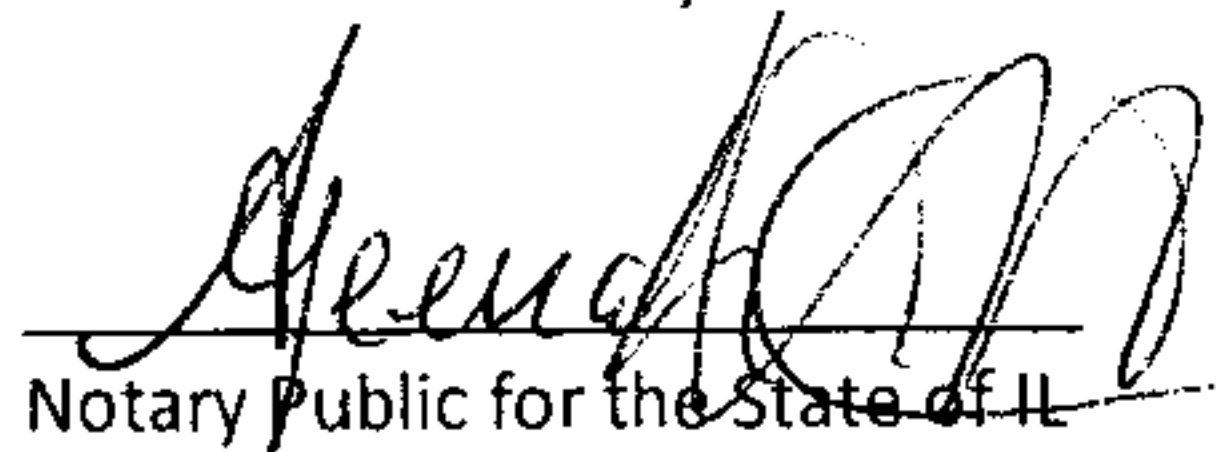
) ACKNOWLEDGEMENT

County of Cook)

20190131000031800 3/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
01/31/2019 11:13:32 AM FILED/CERT

I, the undersigned Notary Public, do hereby certify that Jim Finnerty, Assistant Vice-President of First National Holdings LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 26<sup>th</sup> day of September, 2018.

  
Notary Public for the State of IL

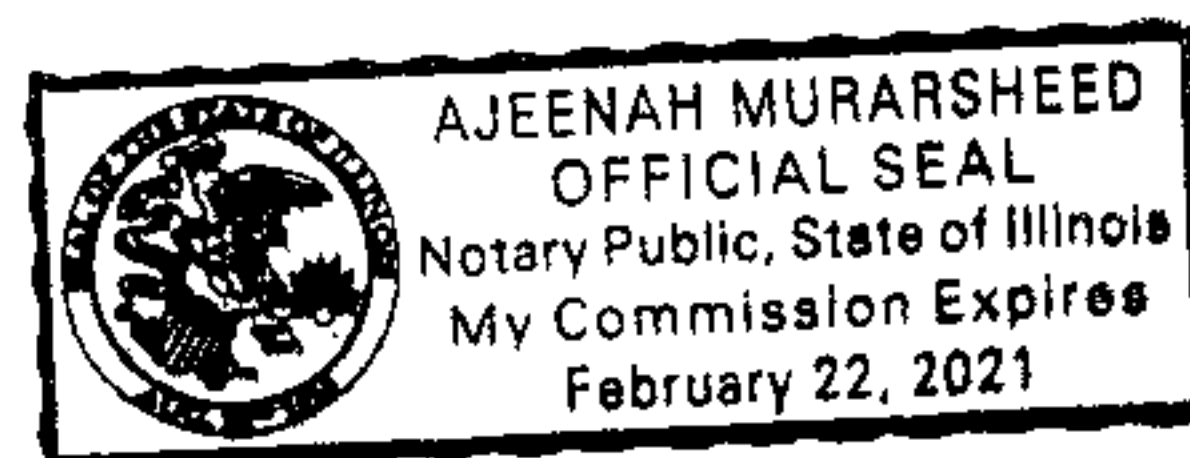


EXHIBIT A

30 6 14 0 000 011.000  
27 4 17 0 000 008.007  
07 8 27 2 001 034.000  
28 5 21 4 401 033.000  
28 4 20 4 001 026.000  
35 1 11 0 001 003.002  
35 3 07 0 001 020.003  
13 7 26 1 002 019.000  
35 2 03 0 001 004.003  
23 8 27 0 000 002.040



20190131000031800 4/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
01/31/2019 11:13:32 AM FILED/CERT



20181101000387890 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/01/2018 02:08:42 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Channell Donna  
Mailing Address 8181 Highway 13  
Helena, AL 35080

Grantee's Name Guardian Tax AL, LLC  
Mailing Address 13575 Lynam Drive  
Omaha, NE 68138

Property Address Shadow Lane  
Harpersville, AL 35078

Date of Sale March 23, 2015  
Total Purchase Price \$ 658.16



20190131000031800 5/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
01/31/2019 11:13:32 AM FILED/CERT

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

☐ Appraisal

☐ Sales Contract

☒ Other Tax Sale Certificate

☐ 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).

Date 12/18/18

Print Chris Newhouse

Unattested

Sign Chris Newhouse

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1