## THE STATE OF ALABAMA SHELBY COUNTY CASE NO. PR-2020-000070

## KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 15<sup>th</sup> day of February, 2016, 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 ALEXANDER MIKE, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 21st day of March, 2016, 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 ALEXANDER MIKE 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//10/01/02/0/993/081.004 described as:

MAP NUMBER 10 1 02 0 000	CODE1: 03	CODE2: 00		
SUB DIVISION1: CAMBRIAN WO	OD CONDOS	MAP BOOK: 06	<b>PAGE:</b> 06:	2
SUB DIVISION2:		MAP BOOK: 00	PAGE: 00	0
PRIMARY LOT: 325	PRIMARYBLOCI	K: 000		
SECONDARY LOT:	SECONDARYBL	OCK: 000		
SECTION1 02	TOWNSHIP1 193	S RANGE1 02W		
SECTION2 00	TOWNSHIP2 00	RANGE2 00		
SECTION3 00	TOWNSHIP3 00	RANGE3 00		
SECTION4 00	TOWNSHIP4	RANGE4		
LOT DIM1 0.00	LOT DIM2 0.00	ACRES 0.000	SQ FT	0.000

METES AND BOUNDS:

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 day of February, 2020

Judge of Probate

The State of Alabama, Shelby County

I, <u>Lisa Traywick Morgan</u>, 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 5th day of 4 hours, 2020.

Correct copy Probate Judge

Date 2.5-2020 Shelby County

Notary Public - My Commission Expires: 5/2/2020

# pages\_\_\_\_\_
Initial\_\_\_\_\_



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 04/20/2020 11:50:25 AM \$153.50 MISTI 20200420000152730

alli 5. Beyl

Real Estate Sales Validation Form					
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1					
Grantor's Name Mailing Address	Mike Alexander 135 Cambrian Way Bierning ham AC 35542	Grantee's Name Mailing Address	Grandian Tax AL, LIL B575 Lynniar Cmaha NE 68138		
Property Address	325 Hather Biemingham AL 35042	Date of Sale Total Purchase Price or Actual Value or			
	Α	Assessor's Market Value	\$ 128,400.00		
<u> </u>	e or actual value claimed on this tone) (Recordation of documenta [ct ment	ry evidence is not requir ☐Appraisal			
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 at to property is being	nd mailing address - provide the r g conveyed.	name of the person or pe	ersons to whom interest		
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.					
conveyed by the in	e property is not being sold, the transtrument offered for record. This or the assessor's current market	may be evidenced by a			
excluding current responsibility of va	ded and the value must be deterruse valuation, of the property as aluing property for property tax put of Alabama 1975 § 40-22-1 (h).	determined by the local	official charged with the		
accurate. I further	t of my knowledge and belief that understand that any false statem cated in <u>Code of Alabama 1975</u> §	ients claimed on this form $40-22-1$ (h).	m may result in the imposition		
Date 4-18-20	<u> </u>	nt (1) Cis Maco	122121		
Unattested	Siç	n May 1/1/1	1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-		
(verified by) (Grantor/Grantee/Owner/Agent) circle one					
	Print Fo	orm	Form RT-1		