

JUDGE OF PROBATE'S DEED TO PURCHASER AT TAX SALE OF LAND ASSESSED BY OWNER

STATE OF ALABAMA,

Shelby

COUNTY.

KNOW ALL MEN BY THESE PRESENTS: That, Whereas, the land hereinafter described was subject to taxation for the year 1969, and

the Board of Revenue levied taxes thereon for county purposes for said year, and

Whereas, Said land was returned for taxation by Payton Nixon for said year; and

WHEREAS, The certificate of assessment was made in accordance with Section 2156 of the Code; and

WHEREAS, The Tax Collector entered in the Docket of Tax Causes the description of said land, and amount of taxes, fees and charges due thereon for said year, and delivered said Docket to the Probate Judge; and reported, in accordance with Section 2268 of the Code, that he was unable to collect said taxes without sale of said land; and

WHEREAS, The Probate Court at the April 19 70 Term, rendered decree ordering sale of said land for the payment of said taxes, fees, charges, costs and expenses of sale; and

WHEREAS, The Tax Collector, in enforcement of said decree, gave thirty days notice by publication once a week for three consecutive weeks in Shelby County Reporter, a newspaper regularly published in said County, and also by posting notice at the Court House of said County, and at a public place in the precinct in which the land was situated, that he would sell said land on the 25 day of May, 1970, between 10 o'clock A. M. and 4 o'clock P. M., in front of said Court House, which notices described said land and stated the amount for which the Probate Court's decree had been rendered against same, and that said taxes had been assessed to Payton Nixon; and

WHEREAS, The Tax Collector at said time, in front of said Court House door, did offer said land at public outcry, so that, as far as practicable, only such portion thereof was sold as was necessary to satisfy said decree, and did sell said land to Ann Hollis, who was the highest bidder, for \$ 17.61 which covered the taxes, fees, charges, costs and expenses of sale which amount he paid to said Tax Collector; and

WHEREAS, The Tax Collector did then deliver to said purchaser, in accordance with Section 2285 of the Code, a Certificate of Purchase, containing description of said land, showing the date the same had been assessed to Payton Nixon for said year, and also showing the taxes due thereon, distinguishing the amounts due the State and County, and for school purposes, and the fees and costs; and further showing the time for which said land was advertised, the date it was offered for sale, the name of the purchasers, and the price paid; and

WHEREAS, The time for redemption of said land has elapsed, and said Certificate of Purchase has been returned to the Probate Judge by Ann Hollis, the purchaser (assignee thereof by endorsement which appears legally executed on said Certificate);

NOW, THEREFORE, I Conrad M Fowler as Probate Judge, in and for said County, in said State, under and by virtue of the provisions of Section 2296 of the Code of Alabama of 1907, and in consideration of one dollar, to me paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto Ann Hollis all the right, title and interest of said Payton Nixon interest and claim of the said State and County on account of said taxes, or under said decree, in and to the following described land, to-wit: Lot 3, Block F, Liberty Heights Addn, Helena

situated in said County and State; TO HAVE AND TO HOLD the same, the said right, title and interest unto said Ann Hollis heirs, assigns or successors forever; but no right, title of any person or remainderman in said land is conveyed hereby.

Witness my hand and seal, this 30 day of May 1973

Judge of Probate SHELBY County.

Clerk of the Circuit Court

I Kyle Langford in and for said County, in said State, hereby certify that Conrad M. Fowler whose name is signed to the foregoing conveyance as Judge of Probate, and who is known to me, acknowledged before me, on this day, that being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand, this the 30 day of May 1973

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Shelby Cnty Judge of Probate, AL
06/08/1973 12:00:00 AM FILED/CERT

BOOK 710
PAGE 280

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
JUN - 8 1973
U.C.C. FILE NUMBER OR
REC'D BK. & PAGE AS SHOWN IN A
RECORDED COPY
JUDGE OF PROBATE
Conrad M. Fowler