

THE STATE OF ALABAMA SHELBY COUNTY

CASE NO. PR-2008-000480

KNOW ALL MEN BY THESE PRESENTS, THAT

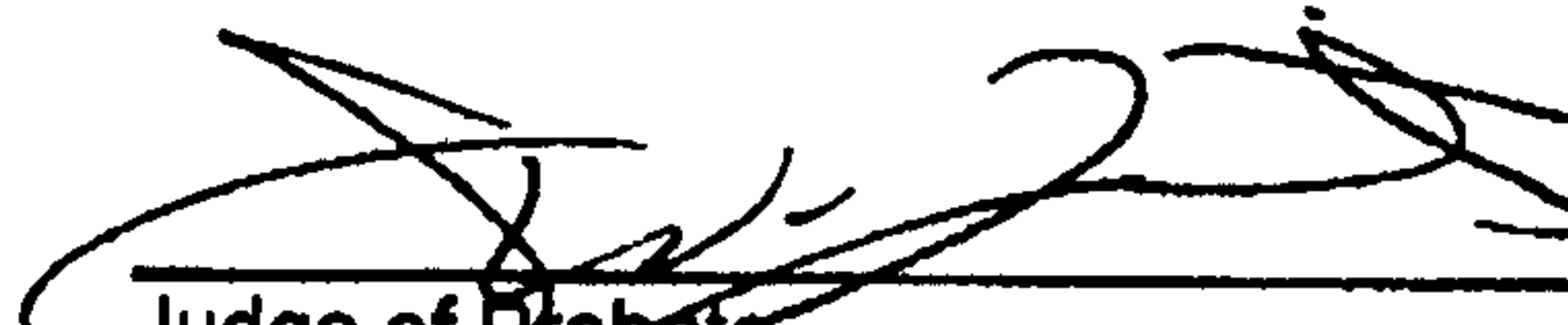
Whereas, on the 4th day of April, 2005 a decree was rendered by the Probate Court of said county for the sale of the lands, hereinafter described, and conveyed for the state and county taxes then due from **Cornelius E. and Teresa L. McGinnis**, the owners of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 11th day of May, 2005, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale **Equifunding** 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, **James W. Fuhrmeister**, 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 **Equifunding** who are the present owners and holder of said certificate of purchase all the right, title and interest of the said **Cornelius E. and Teresa L. McGinnis**, owners 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# 58/15/04/17/0/000/005.124 described as: MAP 154000000 CODE1 22 CODE2 SUBD1 SHELBY FOREST ESTATES (SPRATLINS ADDN TO) MB 27 PG 144 SUBD2 MB PG P-LOT 501 S-LOT P-BLK S-BLK S 17 T 20S R 01W S T R S T R S LOT DIM 174.27 BY 161.07 ACRES .5 SQ FEET 25.594 being situated in said county and state, to have and to hold the same, the said right, title and interest unto himself the said **Equifunding** 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 28<sup>th</sup> day of July, 2008.

  
\_\_\_\_\_  
Judge of Probate

The State of Alabama, Shelby County

I, Tracy Billingsley, a Notary Public in and for said county, in said state, hereby certify that **James W. Fuhrmeister** 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 28<sup>th</sup> day of July, 2008.

I certify this to be a true and correct copy 

Probate Judge  
Shelby County

  
\_\_\_\_\_  
Tracy Billingsley, Notary Public  
My Commission Expires February 10, 2010

CS  
7/28/08



CERTIFICATE OF LAND SOLD FOR TAXES AND PURCHASED AT TAX SALE BY AN INDIVIDUAL  
THE STATE OF ALABAMA,  
SHELBY COUNTY, OFFICE OF PROPERTY TAX COMMISSIONER  
I, ANNETTE D. SKINNER PROPERTY TAX COMMISSIONER OF SAID COUNTY, HEREBY CERTIFY THAT THE FOLLOWING REAL ESTATE, LYING IN SAID  
COUNTY, TO-WIT:

RECEIPT # 00024664

45-314

PARCEL # 58/15/04/17/0/000/005.124  
DESCRIBED AS: MAP 154000000 CODE1 22 CODE2  
SUBD1 SHELBY FOREST ESTATES (SPRATLINS ADDN T0)  
SUBD2  
P-L0T 501 S-L0T  
P-BLK S-BLK  
S 17 T 205 R 01W S T  
LOT DIM 174.27 BY 161.07 ACRES .5 50 FEET 25,594  
MB 27 PG 144  
MB PG

PR-2008-000480

MAILING ADDRESS:

1701 SHELBY FOREST PLACE

CHELSEA

AL 35043

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO MGINNIS CORNELIUS E & TERESA L FOR THE STATE  
AND COUNTY TAXES FOR THE YEAR 2004; 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 4TH DAY OF APRIL  
2005, 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 11TH  
DAY OF MAY 2005 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 Quibbling  
BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND.  
\$43,756 DOLLARS AND .21 CENTS, MADE UP OF THE FOLLOWING ITEMS, TO-WIT:

NET STATE TAX	\$75.66	EXEMPT STATE TAX	\$26.00
NET COUNTY-TAX (INCLUDES ALL SCHOOL TAXES)*	\$571.50	EXEMPT COUNTY TAX	\$15.00
*OTHER COST (TIMBER TAX, ETC)	\$ .00		
NET MUNICIPAL TAX	\$ .00	EXEMPT MUNICIPAL TAX	\$ .00

OVERBID	\$43,000.00	MUNICIPAL CODE 17	
TOTAL OFFICERS FEES	\$20.00	ASSESSMENT CLASS	03
OTHER COST (CERT MAIL, ETC)	\$4.50	STATE MILLAGE RATE	6.5
TOTAL FEES & OTHER COST	\$24.50	COUNTY MILLAGE RATE	37.5
TOTAL INTEREST	\$32.35	MUNICIPAL MILLAGE RATE	0.0
ADVERTISING COST	\$52.20	TOTAL MILLAGE RATE	44.0
TOTAL SALE	\$43,756.21		
ASSESSED VALUE	\$15,640.00	MARKET VALUE	\$156,400.00
CURRENT USE VALUE	\$ .00	15% LIMIT	\$23,460.00

GIVEN UNDER MY HAND, THIS THE 18TH DAY OF MAY, 2005

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Annette D. Skinner  
PROPERTY TAX COMMISSIONER