

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

CASE NO. PR-2010-000057

20100303000062130 1/2 \$98.00  
Shelby Cnty Judge of Probate, AL  
03/03/2010 11:52:21 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 3<sup>rd</sup> day of April, 2006 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 **Woodrow Lowe and Linda J. Lowe**, the owners of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 8<sup>th</sup> day of May, 2006, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale **WACHOVIA – CUST/SASS MUNI V dtr**, 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 **WACHOVIA – CUST/SASS MUNI V dtr** who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **Woodrow Lowe and Linda J. Lowe**, 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# 58/23/05/16/0/002/071.000 described as:

MAP NUMBER 23 5 16 0 000	CODE1: 20	CODE2: 00
SUB DIVISION1: GRANDE VIEW ESTATES 10 <sup>TH</sup> ADDN	MAP BOOK: 27	PAGE: 095
SUB DIVISION2:	MAP BOOK: 00	PAGE: 000
PRIMARY LOT: 1026	PRIMARYBLOCK:	
SECONDARY LOT:	SECONDARYBLOCK:	
SECTION1 16	TOWNSHIP1 21S	RANGE1 03W
SECTION2 00	TOWNSHIP2 00	RANGE2 00
SECTION3 00	TOWNSHIP3 00	RANGE3 00
SECTION4 00	TOWNSHIP4	RANGE4
LOT DIM1 55.86	LOT DIM2 231.00	ACRES 1.660
	SQ FT	72,309.600

METES AND BOUNDS:

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said **WACHOVIA – CUST/SASS MUNI V dtr**, 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 and seal, this the 26<sup>th</sup> day of February, 2010.

I certify this to be a true and correct copy

3-1-10  
NRA

Probate Judge  
Shelby County  
Judge of Probate

State of Alabama  
Deed Tax : \$84.00

The State of Alabama, Shelby County

I, Julie H. Ellis, 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, he, in his capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 26<sup>th</sup> day of February, 2010.

Julie H. Ellis  
Notary Public State at Large  
Commission Expires  
March 12, 2012

Julie H. Ellis, Notary Public

THE STATE OF ALABAMA,  
SHELBY COUNTY, OFFICE OF TAX COMMISSIONER

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

PARCEL #58/23/05/16/0/002/071.000 DESCRIBED AS

**LEGAL DESCRIPTION**

MAP NUMBER: 23 5 16 0 000 CODE1: 20 CODE2: 00

SUB DIVISON1: GRANDE VIEW ESTATES 10TH ADDN

SUB DIVISON2:

PRIMARY LOT: 1026

SECONDARY LOT:

PRIMARYBLOCK:

SECONDARYBLOCK:

MAP BOOK: 27 PAGE: 095

MAP BOOK: 00 PAGE: 000

SECTION1 16

SECTION2 00

SECTION3 00

SECTION4 00

LOT DIM1 55.86

TOWNSHIP1 21S

TOWNSHIP2 00

TOWNSHIP3 00

TOWNSHIP4

LOT DIM2 231.00

RANGE1 03W

RANGE2 00

RANGE3 00

RANGE4

ACRES 1.660

SQ FT 72,309.600

**METES AND BOUNDS:**

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **LOWE WOODROW & LINDA J** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2005**; 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 ON THE 3RD DAY OF APRIL 2006, 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 8TH DAY OF MAY 2006 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 **WACHOVIA- CUST/SASS MUNI V dtr** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$83,983.03** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

**TO WHOM ASSESSED**

**LOWE WOODROW & LINDA J**

282 GRANDE VIEW PARKWAY  
MAYLENE, AL 35114

ASSESSED VALUE \$34,340.00  
CURRENT USE VALUE \$0.00  
MARKET VALUE \$343,300.00  
15% LIMIT \$51,495.00

MUNICIPALITY CODE 02  
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 10  
TOTAL MILLAGE RATE 54

	GROSS	EXMT	NET
STATE TAX	\$223.21	\$26.00	\$197.21
COUNTY TAX	\$257.55	\$15.00	\$242.55
SCHOOL TAX	\$549.44	\$0.00	\$549.44
DIST SCHOOL TAX	\$480.76	\$0.00	\$480.76
CITY TAX 02	\$343.40	\$0.00	\$343.40
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$1,854.36	\$41.00	\$1,813.36
INTEREST			\$90.67
COLLECTOR FEE			\$15.00
ADVERTISING			\$54.00
PROBATE FEE			\$5.00
CERT MAIL			\$5.00
BAD CHECK			\$0.00

TOTAL DUE \$1,983.03  
OVERBID \$82,000.00  
TOTAL SALE \$83,983.03

GIVEN UNDER MY HAND, THIS 16TH DAY OF MAY, 2006

*Don Armstrong*

PROPERTY TAX COMMISSIONER



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