

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

CASE NO. PR-2010-000060

20100303000062160 1/2 \$105.50
Shelby Cnty Judge of Probate, AL
03/03/2010 11:52:24 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 3rd 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 **David Spain**, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 8th 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 **David Spain**, 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# 58/14/04/20/0/000/014.029 described as:

MAP NUMBER 14 4 00 0 000	CODE1: 02	CODE2: 01
SUB DIVISION1: WEATHERLY SUBDIVISION RESURVEY LOT 29	MAP BOOK: 13	PAGE: 128
SUB DIVISION2: WEATHERLY SUBDIVISION	MAP BOOK: 13	PAGE: 001
PRIMARY LOT: 29	PRIMARYBLOCK: 000	
SECONDARY LOT:	SECONDARYBLOCK: 000	
SECTION1 20	TOWNSHIP1 20S	RANGE1 02W
SECTION2 00	TOWNSHIP2 00	RANGE2 00
SECTION3 00	TOWNSHIP3 00	RANGE3 00
SECTION4 00	TOWNSHIP4	RANGE4
LOT DIM1 661.42	LOT DIM2 305.22	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 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 seal, this the 26th 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

Shelby County, AL 03/03/2010
State of Alabama
Deed Tax : \$91.50

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 26th 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 #58/14/04/20/0/000/014.029 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 14 4 00 0 000 CODE1: 02 CODE2: 01

SUB DIVISON1: WEATHERLY SUBDIVISION RESURVEY LOT 29

SUB DIVISON2: WEATHERLY SUBDIVISION

PRIMARY LOT: 29

PRIMARYBLOCK: 000

SECONDARY LOT:

SECONDARYBLOCK: 000

MAP BOOK: 13 PAGE: 128

MAP BOOK: 13 PAGE: 001

SECTION1 20

TOWNSHIP1 20S

RANGE1 02W

SECTION2 00

TOWNSHIP2 00

RANGE2 00

SECTION3 00

TOWNSHIP3 00

RANGE3 00

SECTION4 00

TOWNSHIP4

RANGE4

LOT DIM1 661.42

LOT DIM2 305.22

ACRES 0.000

SQ FT 0.000

METES AND BOUNDS:

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **SPAIN DAVID** 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. **\$91,536.88** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED

SPAIN DAVID

601 4TH AVENUE NORTH
BIRMINGHAM, AL 35203

ASSESSED VALUE \$73,200.00
CURRENT USE VALUE \$0.00
MARKET VALUE \$366,000.00
15% LIMIT \$54,900.00

MUNICIPALITY CODE 08
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 14
TOTAL MILLAGE RATE 58

	GROSS	EXMT	NET
STATE TAX	\$475.80	\$0.00	\$475.80
COUNTY TAX	\$549.00	\$0.00	\$549.00
SCHOOL TAX	\$1,171.20	\$0.00	\$1,171.20
DIST SCHOOL TAX	\$1,024.80	\$0.00	\$1,024.80
CITY TAX 08	\$1,024.80	\$0.00	\$1,024.80
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$4,245.60	\$0.00	\$4,245.60
INTEREST			\$212.28
COLLECTOR FEE			\$15.00
ADVERTISING			\$54.00
PROBATE FEE			\$5.00
CERT MAIL			\$5.00
BAD CHECK			\$0.00
TOTAL DUE			\$4,536.88
OVERBID			\$87,000.00
TOTAL SALE			\$91,536.88

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

Don Armstrong

PROPERTY TAX COMMISSIONER



20100303000062160 2/2 \$105.50
Shelby Cnty Judge of Probate, AL
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