

STATE OF ALABAMA*
MONTGOMERY COUNTY*

WHEREAS JOHN ANDREWS of BIRMINGHAM, AL has paid into the State Treasury of the State of Alabama, the sum of FORTY SEVEN THOUSAND TWO HUNDRED FORTY SIX DOLLARS & SIXTY SIX CENTS(\$47246.66) for the assignment of the within Certificate of Sale.

AND, WHEREAS, said sum appears to be sufficient amount to cover the charges now due on said certificate.

The amount bid by the state
at the Tax Sale.

\$22345.84


Subsequent taxes and interest
(This amount does not include taxes for the
current assessing year.)

\$24900.82

NOW, THEREFORE, the State Land Commissioner of the State of Alabama, under and by virtue of the authority in him/her vested by law, does hereby transfer and assign to the said JOHN ANDREWS the within Certificate of Sale.

DONE AT THE CAPITOL, Montgomery, Alabama, this the 21th of April, 2011


STATE LAND COMMISSIONER


20110616000178170 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/16/2011 04:01:57 PM FILED/CERT

CERTIFICATE OF LAND SOLD AND BOUGHT BY THE STATE

RECEIPT # **84959**

50/623

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

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

PARCEL #**58//13/09/30/0/000/001.001** DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 13 9 00 0 000 **CODE1:** 00 **CODE2:** 00

SUB DIVISON1:

MAP BOOK: 00 **PAGE:** 000

SUB DIVISON2:

MAP BOOK: 00 **PAGE:** 000

PRIMARY LOT: **PRIMARYBLOCK:** 000

SECONDARY LOT: **SECONDARYBLOCK:** 000

SECTION1 30 **TOWNSHIP1** 20S **RANGE1** 03W

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** 143.000

SQ FT 6,229,080.000

METES AND BOUNDS:

BEG SW COR NW1/4 SE1/4 S1322.52 W1805.08 TO CAHABA RIVER NLYALG RIVER TO W SEC LN N2010 TOSD
RIVER ELY ALG RIVER 2520 SE1500 TO POB

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **AMERICAN HOMES & LAND CORP** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2009**; 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 5TH DAY OF APRIL, 2010, 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 3RD DAY OF MAY, 2010 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 NO PERSON HAVING BID FOR SUCH LAND AN AMOUNT SUFFICIENT TO PAY TAXES, COST AND FEES DUE THEREON, I, AS SUCH PROPERTY TAX COMMISSIONER, BID IN SUCH LAND FOR **THE STATE OF ALABAMA** FOR THE AMOUNT OF SUCH TAXES, COSTS AND FEES, AGGREGATING THE SUM OF **\$22,345.84** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED

AMERICAN HOMES & LAND CORP

130 INVERNESS PLAZA BOX 117
BIRMINGHAM, AL 35242

ASSESSED VALUE \$434,720.00
CURRENT USE VALUE
MARKET VALUE \$2,173,600.00
15% LIMIT \$326,040.00

MUNICIPALITY CODE 06
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 5
TOTAL MILLAGE RATE 49

	GROSS	EXMT	NET
STATE TAX	\$2,825.68	\$0.00	\$2,825.68
COUNTY TAX	\$3,260.40	\$0.00	\$3,260.40
SCHOOL TAX	\$6,955.52	\$0.00	\$6,955.52
DIST SCHOOL TAX	\$6,086.08	\$0.00	\$6,086.08
CITY TAX 06	\$2,173.60	\$0.00	\$2,173.60
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$21,301.28	\$0.00	\$21,301.28
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$958.56
COLLECTOR FEE			\$15.00
ADVERTISING			\$60.00
PROBATE FEE			\$5.00
CERT MAIL			\$6.00
BAD CHECK			\$0.00
TOTAL DUE			\$22,345.84
OVERBID			
TOTAL SALE			\$22,345.84

GIVEN UNDER MY HAND, THIS 12TH DAY OF MAY, 2010

Don Armstrong

PROPERTY TAX COMMISSIONER



"In the event of the tax sale of owner-occupied property that is taxed as Class III, the certificate shall provide notice that (1) the class III tax status shall remain in effect for the property throughout the period allowed for redemption as long as the property is used as an owner-occupied residence, and (2) for any period or periods following the tax sale that the property is not used as Class III property, as defined in Section 40-8-1, the property will be classified, assessed, and taxed as Class II property."



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58-10-0660