



20120529000188810 1/3 \$18.50
Shelby Cnty Judge of Probate, AL
05/29/2012 11:41:41 AM FILED/CERT

THE STATE OF ALABAMA SHELBY COUNT
CASE NO. PR-2012-000247

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 6th day of April, 2009, 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 J HARRIS DEV CORP, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 4th day of May, 2009, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale the State of Alabama 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.

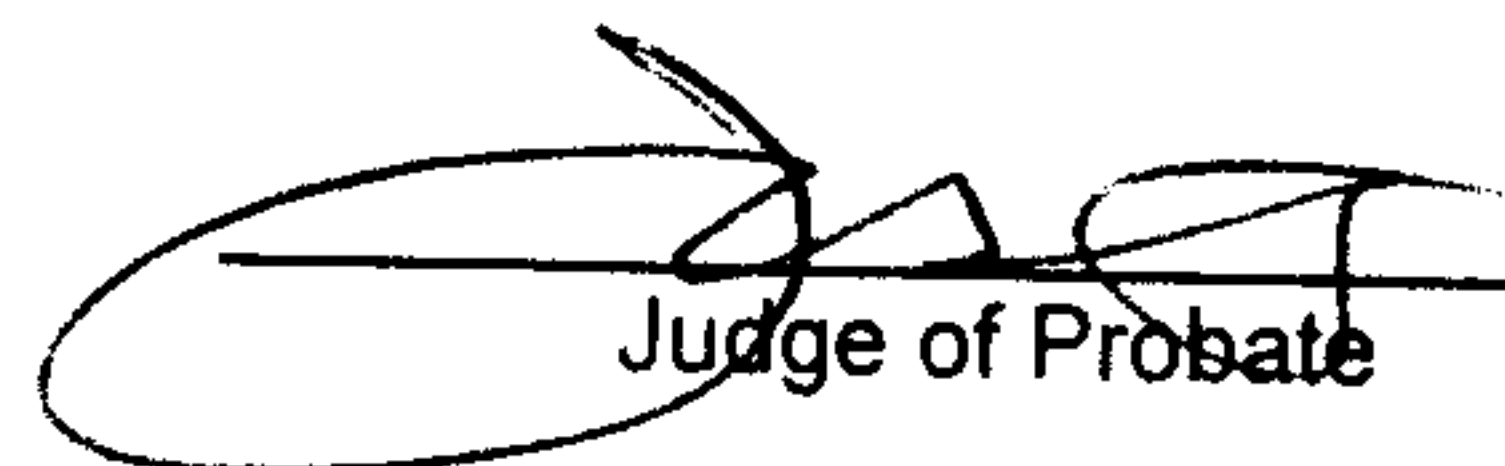
Now, therefore, I, James W. Fuhrmeister, as Judge of Probate, of said County of Shelby, under and by virtue of the provisions of 40-10-29, 1975 Code of Alabama, and in consideration of the premises above set out and in further consideration of the sum of \$5.00 to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said A R BAKER LLC who is the present owner and holder of said certificate of purchase all the right, title and interest of the said J HARRIS DEV CORP, 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 # 58//20/07/36/0/003/005.000 DESCRIBED AS:

MAP NUMBER 20 7 36 0 000	CODE1: 02	CODE2: 00	
SUB DIVISION1: PERKINS LANDING SECTOR 1 & 2			
SUB DIVISION2:			MAP BOOK: 27 PAGE: 033
PRIMARY LOT: 5	PRIMARYBLOCK:		MAP BOOK: 00 PAGE: 000
SECONDARY LOT:	SECONDARYBLOCK:	& COMMON AREA INT	
SECTION1 36	TOWNSHIP1 21S	RANGE1 01E	
SECTION2 00	TOWNSHIP2 00	RANGE2 00	
SECTION3 00	TOWNSHIP3 00	RANGE3 00	
SECTION4 00	TOWNSHIP4	RANGE4	
LOT DIM1 90.31	LOT DIM2 180.54	ACRES 0.362	SQ FT 15,778.000

being situated in said county and state, to have and to hold the same, the said right, title and interest unto the said A R BAKER LLC 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 22nd day of May, 2012.

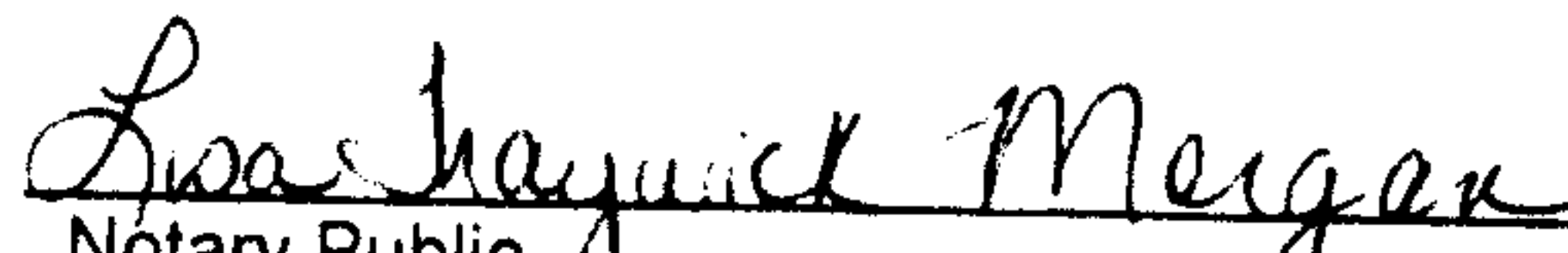

Judge of Probate

The State of Alabama, Shelby County

I, Lisa Trauwick Morgan 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 22nd day of May, 2012.

I certify this to be a true and correct copy 
5-22-12 Probate Judge
lrg Shelby County


Notary Public MCE 5-8-2016

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//20/07/36/0/003/005.000 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 20 7 36 0 000 CODE1: 02 CODE2: 00

SUB DIVISON1: PERKINS LANDING SECTOR 1 & 2

SUB DIVISON2:

PRIMARY LOT: 5

PRIMARYBLOCK:

& COMMON AREA INT

SECONDARY LOT:

SECONDARYBLOCK:

MAP BOOK: 27 PAGE: 033

MAP BOOK: 00 PAGE: 000

SECTION1 36

TOWNSHIP1 21S

RANGE1 01E

SECTION2 00

TOWNSHIP2 00

RANGE2 00

SECTION3 00

TOWNSHIP3 00

RANGE3 00

SECTION4 00

TOWNSHIP4

RANGE4

LOT DIM1 90.31

LOT DIM2 180.54

ACRES 0.362

SQ FT 15,778.000

METES AND BOUNDS:

58-09-131
WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **J HARRIS DEV CORP** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2008**; 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 6TH DAY OF APRIL, 2009, 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 4TH DAY OF MAY, 2009 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 **\$453.34** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED

J HARRIS DEV CORP

115 RICHARD ARRINGTON JR BLVD N
BIRMINGHAM, AL 35203

ASSESSED VALUE \$8,000.00
CURRENT USE VALUE
MARKET VALUE \$40,000.00
15% LIMIT \$6,000.00

MUNICIPALITY CODE 01
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 0
TOTAL MILLAGE RATE 44

	GROSS	EXMT	NET
STATE TAX	\$52.00	\$0.00	\$52.00
COUNTY TAX	\$60.00	\$0.00	\$60.00
SCHOOL TAX	\$128.00	\$0.00	\$128.00
DIST SCHOOL TAX	\$112.00	\$0.00	\$112.00
CITY TAX 01	\$0.00	\$0.00	\$0.00
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$352.00	\$0.00	\$352.00
INTEREST			\$15.84
COLLECTOR FEE			\$15.00
ADVERTISING			\$60.00
PROBATE FEE			\$5.00
CERT MAIL			\$5.50
BAD CHECK			\$0.00
TOTAL DUE			\$453.34
OVERBID			
TOTAL SALE			\$453.34

GIVEN UNDER MY HAND, THIS 12TH DAY OF MAY, 2009

Don Armstrong

PROPERTY TAX COMMISSIONER



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STATE OF ALABAMA*
MONTGOMERY COUNTY*

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WHEREAS A R BAKER LLC of COLUMBIANA, AL has paid into the State Treasury of the State of Alabama, the sum of EIGHT HUNDRED FIFTY-ONE DOLLARS AND FOUR CENTS (\$ 851.04) 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 \$ 453.34
at the Tax Sale.

Subsequent taxes and interest
(This amount does not include taxes
for the current assessing year.) \$ 397.70

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 A R BAKER LLC the within Certificate of Sale.

DONE AT THE CAPITOL, Montgomery, Alabama, this the 15TH of January, 2010.


STATE LAND COMMISSIONER

Shelby County, AL 05/29/2012
State of Alabama
Deed Tax: \$.50