

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA



20120720000261610 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/20/2012 01:29:34 PM FILED/CERT

CASE NO. PR-2012-000045

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 7th day of April, 2008 a decree was rendered by the Probate Court of said county for the sale the lands, hereinafter described, and conveyed for the state and county taxes then due from **EDWARDS SPECIALTIES INC**, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 1st day of May, 2008, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale **MERCURY FUNDING**, 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 **MERCURY FUNDING**, who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **EDWARDS SPECIALTIES INC**, 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//12/08/34/0/000/013.011 described as:

MAP NUMBER 12 8 34 0 000	CODE1: 12	CODE2: 00
SUB DIVISION1: OAK BROOK SUBDIVISION	MAP BOOK: 35	PAGE: 106
SUB DIVISION2:	MAP BOOK: 00	PAGE: 000
PRIMARY LOT: 11	PRIMARYBLOCK:	
SECONDARY LOT:	SECONDARYBLOCK:	
SECTION1 34	TOWNSHIP1 20S	RANGE1 04W
SECTION2 00	TOWNSHIP2 00	RANGE2 00
SECTION3 00	TOWNSHIP3 00	RANGE3 00
SECTION4 00	TOWNSHIP4	RANGE4
LOT DIM1 151.88	LOT DIM2 589.25	ACRES 4.596
		SQ FT 200,214.000

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said **MERCURY FUNDING** 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 13th day of February, 2012.

Judge of Probate

Shelby County, AL 07/20/2012
State of Alabama
Deed Tax: \$4.00

The State of Alabama, Shelby County

I, Cindy Glass, 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 13th day of February, 2012.

I certify this to be a true and correct copy
Probate Judge
Shelby County

Cindy Glass
Notary Public

CS
2-13-12

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//12/08/34/0/000/013.011** DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 12 8 34 0 000 **CODE1:** 12 **CODE2:**

SUB DIVISON1: OAK BROOK SUBDIVISION

SUB DIVISON2:

PRIMARY LOT: 11

SECONDARY LOT:

PRIMARYBLOCK:

SECONDARYBLOCK:

MAP BOOK: 35 **PAGE:** 106

MAP BOOK: **PAGE:**

SECTION1 34

SECTION2

SECTION3

SECTION4

LOT DIM1 151.88

TOWNSHIP1 20S

TOWNSHIP2

TOWNSHIP3

TOWNSHIP4

LOT DIM2 589.25

RANGE1 04W

RANGE2

RANGE3

RANGE4

ACRES 4.596

SQ FT 200,214.000

METES AND BOUNDS:

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **EDWARDS SPECIALTIES INC** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2007**; 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 7TH DAY OF APRIL, 2008, 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 1ST DAY OF MAY, 2008 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 **MERCURY FUNDING** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$3,741.92** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED
EDWARDS SPECIALTIES INC

P O BOX 2084
HUNTSVILLE, AL 35084

ASSESSED VALUE	\$12,800.00
CURRENT USE VALUE	\$0.00
MARKET VALUE	\$64,000.00
15% LIMIT	\$9,600.00
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	\$83.20	\$0.00	\$83.20
COUNTY TAX	\$96.00	\$0.00	\$96.00
SCHOOL TAX	\$204.80	\$0.00	\$204.80
DIST SCHOOL TAX	\$179.20	\$0.00	\$179.20
CITY TAX 06	\$64.00	\$0.00	\$64.00
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$627.20	\$0.00	\$627.20
INTEREST			\$28.22
COLLECTOR FEE			\$15.00
ADVERTISING			\$60.00
PROBATE FEE			\$5.00
CERT MAIL			\$6.50
BAD CHECK			\$0.00
TOTAL DUE			\$741.92
OVERBID			\$3,000.00
TOTAL SALE			\$3,741.92

GIVEN UNDER MY HAND, THIS 8TH DAY OF MAY, 2008

Don Armstrong

PROPERTY TAX COMMISSIONER



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