

20160420000130390 1/4 \$23.50  
Shelby Cnty Judge of Probate, AL  
04/20/2016 03:27:48 PM FILED/CERT

THE STATE OF ALABAMA SHELBY COUNTY  
CASE NO. PR-2016-000231

Shelby County, AL 04/20/2016  
State of Alabama  
Deed Tax: \$.50

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 18<sup>th</sup> day of February, 2013, 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 EDDINGS RALPH BOYD & TINA L, the owners of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 1st day of April, 2013, 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 ZEN PROPERTIES LLC who is the present owner and holder of said certificate of purchase all the right, title and interest of the said EDDINGS RALPH BOYD & TINA L 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 # 58//30/03/08/0/000/005.001 DESCRIBED AS:

MAP NUMBER 30 3 00 0 000 CODE1: 00 CODE2: 00

SUB DIVISION1:

MAP BOOK: 00 PAGE: 000

SUB DIVISION2:

MAP BOOK: 00 PAGE: 000

PRIMARY LOT:

PRIMARYBLOCK: 000

SECONDARY LOT:

SECONDARYBLOCK: 000

SECTION1 08

TOWNSHIP1 22S

RANGE1 01E

SECTION2 00

TOWNSHIP2 00

RANGE2 00

SECTION3 00

TOWNSHIP3 00

RANGE3 00

SECTION4 00

TOWNSHIP4

RANGE4

LOT DIM1 0.00

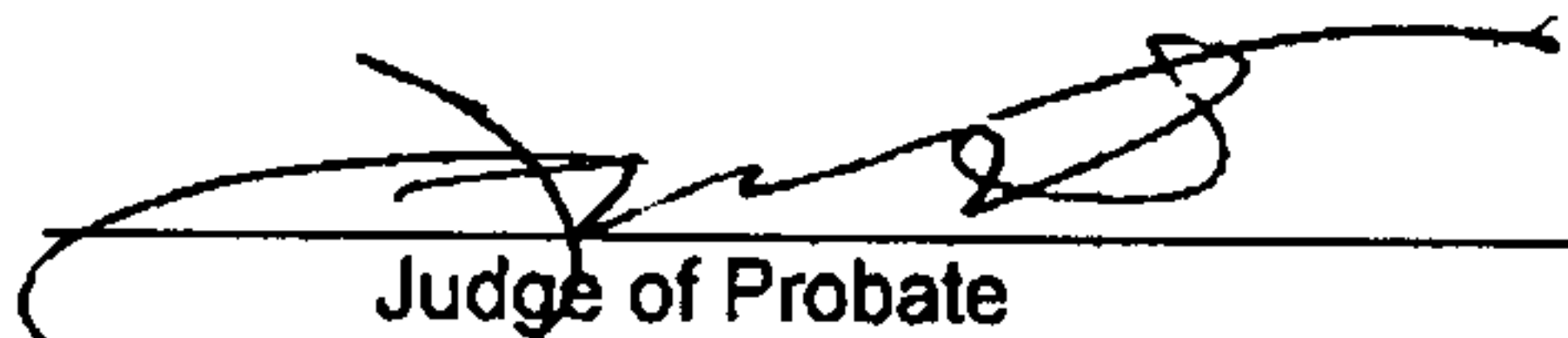
LOT DIM2 0.00

ACRES 5.000 SQ FT 217,800.000

METES AND BOUNDS: COM NW COR SEC 8 E150 TO POB; CONT E740 TO W ROW CO HWY 61 SWLY ALG ROW 520W410 N380.67 TO POB.

being situated in said county and state, to have and to hold the same, the said right, title and interest unto the said ZEN PROPERTIES 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 and seal, this the 20<sup>th</sup> day of April, 2016.

  
Judge of Probate

The State of Alabama, Shelby County

I, Lisa Traywick 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 20<sup>th</sup> day of April, 2016.

I certify this to be a true and correct copy

4-20-16   
lm Probate Judge  
Shelby County

  
Notary Public - My Commission Expires: 5-8-2016

**STATE OF ALABAMA\***  
**MONTGOMERY COUNTY\***

**WHEREAS** ZEN PROPERTIES LLC of COLUMBIANA, AL has paid into the State Treasury of the State of Alabama, the sum of FOUR HUNDRED TWENTY TWO DOLLARS & SEVENTY FIVE CENTS (\$422.75) 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.**

\$147.46

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

\$275.29

**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 ZEN PROPERTIES LLC the within Certificate of Sale.

**DONE AT THE CAPITOL,** Montgomery, Alabama, this the 13th of June, 2014

  
**STATE LAND COMMISSIONER**



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CERTIFICATE OF LAND SOLD AND BOUGHT BY THE STATE

RECEIPT # 86986

53/200

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//30/03/08/0/000/005.001 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 30 3 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 08 TOWNSHIP1 22S RANGE1 01E

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 5.000

SQ FT 217,800.000

METES AND BOUNDS:

COM NW COR SEC 8 E150 TO POB; CONT E740 TO W ROW CO HWY 61 SWLY ALG ROW 520W410 N380.67 TO POB.

58-13-0200

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **EDDINGS RALPH BOYD & TINA L** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2012**; 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 18TH DAY OF FEBRUARY, 2013, 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 APRIL, 2013 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 **\$147.46** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED

EDDINGS RALPH BOYD & TINA L

1211 CO RD 61  
COLUMBIANA, AL 35051

ASSESSED VALUE \$2,680.00  
CURRENT USE VALUE  
MARKET VALUE \$26,770.00  
15% LIMIT \$4,016.00

MUNICIPALITY CODE 01  
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 0  
TOTAL MILLAGE RATE 44

	GROSS	EXMT	NET
STATE TAX	\$17.42	\$0.00	\$17.42
COUNTY TAX	\$20.10	\$0.00	\$20.10
SCHOOL TAX	\$42.88	\$0.00	\$42.88
DIST SCHOOL TAX	\$37.52	\$0.00	\$37.52
CITY TAX 01	\$0.00	\$0.00	\$0.00
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$117.92	\$0.00	\$117.92
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$3.54
COLLECTOR FEE			\$15.00
ADVERTISING			\$0.00
PROBATE FEE			\$5.00
CERT MAIL			\$6.00
BAD CHECK			\$0.00
TOTAL DUE			\$147.46
OVERBID			
TOTAL SALE			\$147.46

GIVEN UNDER MY HAND, THIS 9TH DAY OF APRIL, 2013

SHELBY COUNTY  
PROPERTY TAX COMMISSIONER

*Don Armstrong*



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"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



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

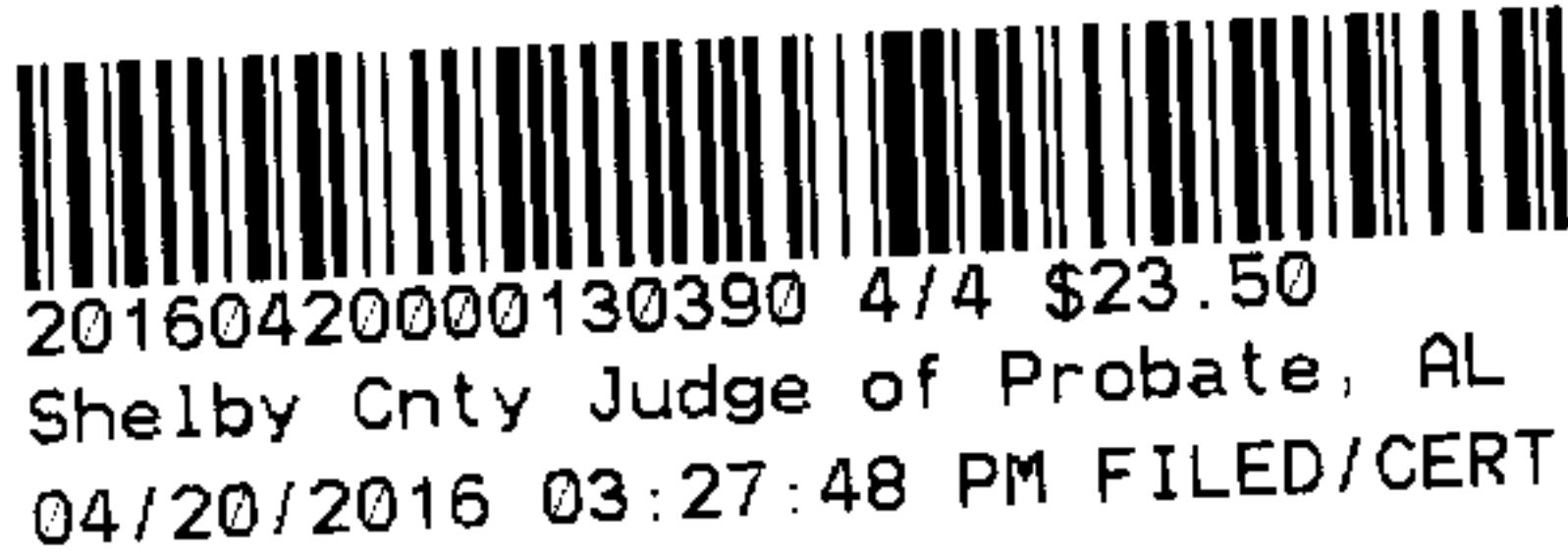
Grantee's Name Zen Properties LLC  
Mailing Address PO Box 441  
Columbiana AL  
35051

Property Address Sacres Hwy 61  
Columbiana AL

Date of Sale 5/27/14  
Total Purchase Price \$ 422.75

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/20/16

Print Richard G. Williams

☐ Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one