



20160425000135770 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
04/25/2016 03:21:03 PM FILED/CERT

**THE STATE OF ALABAMA SHELBY COUNTY
CASE NO. PR-2016-000244**

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 18th 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 **MCDADE CLARENCE & KIMBERLY M**, the owner 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 **GARY BIVINS** who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **MCDADE CLARENCE & KIMBERLY M**, 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//23/01/01/3/002/026.001 DESCRIBED AS:

MAP NUMBER 23 1 01 3 000 CODE1: 01 CODE2: 00

SUB DIVISION1: NICKERSON'S ADDITION TO ALABASTER

MAP BOOK: 03 PAGE: 069

SUB DIVISION2:

MAP BOOK: 00 PAGE: 000

PRIMARY LOT: 14

PRIMARYBLOCK: A

PT LT 14 BLK A

SECONDARY LOT:

SECONDARYBLOCK: 000

SECTION1 1

TOWNSHIP1 21S

RANGE1 03W

SECTION2

TOWNSHIP2

RANGE2

SECTION3

TOWNSHIP3

RANGE3

SECTION4

TOWNSHIP4

RANGE4

LOT DIM1 102.00

LOT DIM2 90.00

ACRES 0.090 SQ FT 3,920.400

METES AND BOUNDS: BEG SE COR LT 14 N75(S) W90(S) TO RD SELY102(S) E20(S) 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 **GARY BIVINS** and his heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.


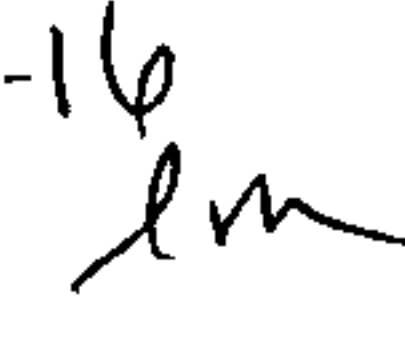
In testimony whereof, I have hereunto set my hand and seal, this the 20th day of April, 2016.

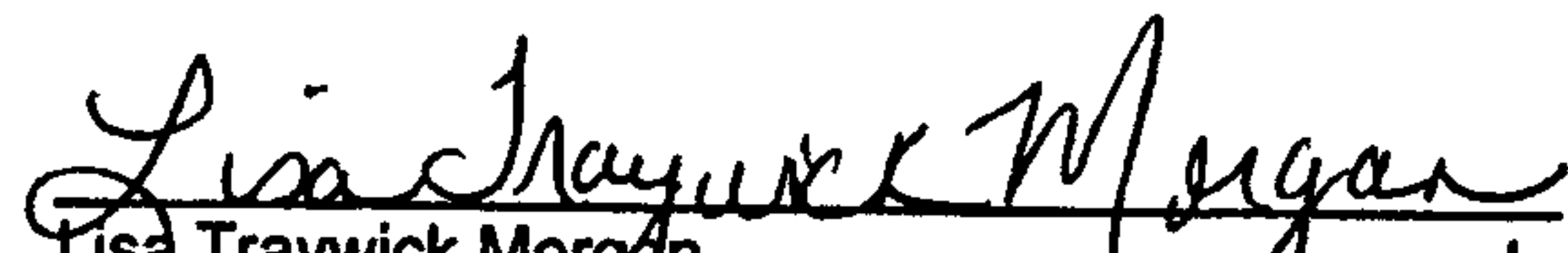

Judge of Probate

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 20th day of April, 2016.

I certify this to be a true and correct copy 
4-20-16  Probate Judge
Shelby County


Lisa Traywick Morgan
Notary Public - My Commission Expires: 5/8/2016
Shelby County, AL 04/25/2016
State of Alabama
Deed Tax: \$1.50



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CERTIFICATE OF LAND SOLD AND BOUGHT BY THE STATE

RECEIPT # **68825**

53/391

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//23/01/01/3/002/026.001** DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 23 1 01 3 000 **CODE1:** 01 **CODE2:** 00

SUB DIVISON1: NICKERSON'S ADDITION TO ALABASTER

SUB DIVISON2:

PRIMARY LOT: 14

PRIMARYBLOCK: A

PT LT 14 BLK A

SECONDARY LOT:

SECONDARYBLOCK:

MAP BOOK: 03 **PAGE:** 069

MAP BOOK: 00 **PAGE:** 000

SECTION1 1

TOWNSHIP1 21S

RANGE1 03W

SECTION2

TOWNSHIP2

RANGE2

SECTION3

TOWNSHIP3

RANGE3

SECTION4

TOWNSHIP4

RANGE4

LOT DIM1 102.00

LOT DIM2 90.00

ACRES 0.090

SQ FT 3,920.400

METES AND BOUNDS:

BEG SE COR LT 14 N75(S) W90(S) TO RD SELY102(S) E20(S) TO POB

58-13-0391

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **MCDADE CLARENCE & KIMBERLY M** 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 **\$40.46** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED

MCDADE CLARENCE & KIMBERLY M

2114 HWY 119
MONTEVALLO, AL 35115

ASSESSED VALUE \$260.00
CURRENT USE VALUE
MARKET VALUE \$1,240.00
15% LIMIT \$186.00

MUNICIPALITY CODE 02
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 10
TOTAL MILLAGE RATE 54

	GROSS	EXMT	NET
STATE TAX	\$1.69	\$0.00	\$1.69
COUNTY TAX	\$1.95	\$0.00	\$1.95
SCHOOL TAX	\$4.16	\$0.00	\$4.16
DIST SCHOOL TAX	\$3.64	\$0.00	\$3.64
CITY TAX 02	\$2.60	\$0.00	\$2.60
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$14.04	\$0.00	\$14.04
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$0.42
COLLECTOR FEE			\$15.00
ADVERTISING			\$0.00
PROBATE FEE			\$5.00
CERT MAIL			\$6.00
BAD CHECK			\$0.00
TOTAL DUE			\$40.46
OVERBID			
TOTAL SALE			\$40.46

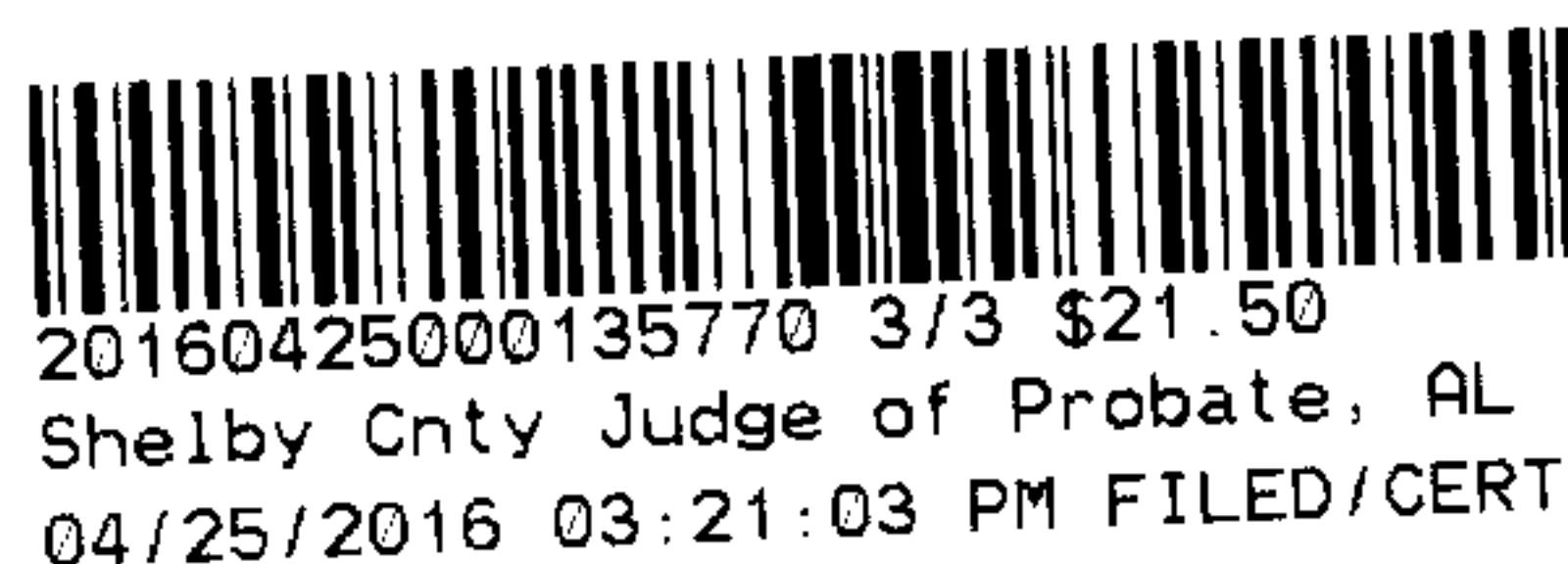
GIVEN UNDER MY HAND, THIS 9TH DAY OF APRIL, 2013

SHELBY COUNTY
PROPERTY TAX COMMISSIONER

Don Armstrong

"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."

STATE OF ALABAMA*
MONTGOMERY COUNTY*



WHEREAS GARY BIVINS of BIRMINGHAM, AL has paid into the State Treasury of the State of Alabama, the sum of SEVENTY EIGHT DOLLARS & TWENTY TWO CENTS(\$78.22) 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.**

\$40.46

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

\$37.76

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 GARY BIVINS the within Certificate of Sale.

DONE AT THE CAPITOL, Montgomery, Alabama, this the 17th of October, 2014


STATE LAND COMMISSIONER