



20160830000315130 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/30/2016 04:08:32 PM FILED/CERT

CERTIFICATE OF LAND SOLD AND BOUGHT BY THE STATE

RECEIPT # **49042**

56/82

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//13/07/36/2/001/056.000 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 13 7 36 2 000 CODE1: 00 CODE2: 00

SUB DIVISON1:

SUB DIVISON2:

PRIMARY LOT: PRIMARYBLOCK: 000

SECONDARY LOT: SECONDARYBLOCK: 000

MAP BOOK: 00 PAGE: 000

MAP BOOK: 00 PAGE: 000

SECTION1 36 TOWNSHIP1 20S RANGE1 03W
SECTION2 00 TOWNSHIP2 00 RANGE2 00
SECTION3 00 TOWNSHIP3 00 RANGE3 00
SECTION4 00 TOWNSHIP4 RANGE4
LOT DIM1 190.46 LOT DIM2 154.03 ACRES 0.615

SQ FT 26,779.000

METES AND BOUNDS:

BEG S LN SE1/4 NW1/4 201(S) W OF SE COR SD 1/4 1/4 CONT W 190.46 205S N154.03 130S E190.46 S TO POB.
LESS RD ROW.

58-16-0082

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **FNA NP LLC** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2015**; 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 15TH DAY OF FEBRUARY, 2016, 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 21ST DAY OF MARCH, 2016 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 **\$350.24** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED

FNA NP LLC

120 N LASALLE ST 29TH FLOOR
CHICAGO, IL 60602

ASSESSED VALUE \$5,380.00
CURRENT USE VALUE
MARKET VALUE \$26,900.00
15% LIMIT \$4,035.00

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	\$34.97	\$0.00	\$34.97
COUNTY TAX	\$40.35	\$0.00	\$40.35
SCHOOL TAX	\$86.08	\$0.00	\$86.08
DIST SCHOOL TAX	\$75.32	\$0.00	\$75.32
CITY TAX 02	\$53.80	\$0.00	\$53.80
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$290.52	\$0.00	\$290.52
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$8.72
COLLECTOR FEE			\$15.00
ADVERTISING			\$24.00
PROBATE FEE			\$5.00
CERT MAIL			\$7.00
BAD CHECK			\$0.00
TOTAL DUE			\$350.24
OVERBID			
TOTAL SALE			\$350.24

GIVEN UNDER MY HAND, THIS 21ST DAY OF MARCH, 2016

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 FREEDOM INVESTORS, LLC of BIRMINGHAM, AL has paid into the State Treasury of the State of Alabama, the sum of THREE HUNDRED SEVENTY ONE DOLLARS & ONE CENT (\$371.01) 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.	\$350.24
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Subsequent taxes and interest (This amount does not include taxes for the current assessing year.)	\$20.77
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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 FREEDOM INVESTORS, LLC the within Certificate of Sale.

DONE AT THE CAPITOL, Montgomery, Alabama, this the 26th of August, 2016


STATE LAND COMMISSIONER

