



20160830000315140 1/2 \$18.00  
Shelby Cnty Judge of Probate: AL  
08/30/2016 04:08:33 PM FILED/CERT

CERTIFICATE OF LAND SOLD AND BOUGHT BY THE STATE

RECEIPT # 69692

56/334

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//23/01/01/3/002/047.000 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 23 1 01 3 000 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 1 TOWNSHIP1 21S RANGE1 03W  
SECTION2 0 TOWNSHIP2 00 RANGE2 00  
SECTION3 0 TOWNSHIP3 00 RANGE3 00  
SECTION4 0 TOWNSHIP4 RANGE4  
LOT DIM1 95.00 LOT DIM2 100.00 ACRES 0.570

SQ FT 24,829.200

METES AND BOUNDS:

BEG INT N ROW 12TH AVE SE & NW ROW HILLTOP RD N220(S) NW135(S) W35(S) S200 E75(S) SW100 TO N  
ROW 12 AVE SE E ALG ROW 85(S) TO POB

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **SWAIN ELIZABETH** 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 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 **\$81.03** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED  
SWAIN ELIZABETH

22 10TH AV SE  
ALABASTER, AL 35007

ASSESSED VALUE \$540.00  
CURRENT USE VALUE  
MARKET VALUE \$5,220.00  
15% LIMIT \$783.00

MUNICIPALITY CODE 02  
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 10  
TOTAL MILLAGE RATE 54

	GROSS	EXMT	NET
STATE TAX	\$3.51	\$0.00	\$3.51
COUNTY TAX	\$4.05	\$0.00	\$4.05
SCHOOL TAX	\$8.64	\$0.00	\$8.64
DIST SCHOOL TAX	\$7.56	\$0.00	\$7.56
CITY TAX 02	\$5.40	\$0.00	\$5.40
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$29.16	\$0.00	\$29.16
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$0.87
COLLECTOR FEE			\$15.00
ADVERTISING			\$24.00
PROBATE FEE			\$5.00
CERT MAIL			\$7.00
BAD CHECK			\$0.00
TOTAL DUE			\$81.03
OVERBID			
TOTAL SALE			\$81.03

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\***

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WHEREAS FREEDOM INVESTORS, LLC of BIRMINGHAM, AL has paid into the State Treasury of the State of Alabama, the sum of EIGHTY FIVE DOLLARS & EIGHTY THREE CENTS(\$85.83) 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.	\$81.03
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Subsequent taxes and interest (This amount does not include taxes for the current assessing year.)	\$4.80
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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