



20161103000405690 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/03/2016 12:38:31 PM FILED/CERT

FRHL, LLC AND UMB BANK has transferred, sold, conveyed and assigned:

Parcel Number: 13|01|02|1|000|018.014

and hereby assigns, transfers, conveys and sells, all of its rights, title and interest, now owned hereafter acquired, in and to a tax lien including any possible overbid arising under the laws of the state of Alabama, and the certificate of purchase related thereto, as described in the attachments thereto, to:

Name: Guardian Tax AL, LLC  
Address: 1423 Grandview Ave.  
City, State, Zip: Papillion, NE 68046  
Phone: 402-502-1000

to own and treat as its sale and separate property, with all rights and powers arising upon ownership thereof.

By: Wyatt N. Yates, VP  
Wyatt N. Yates - Vice President

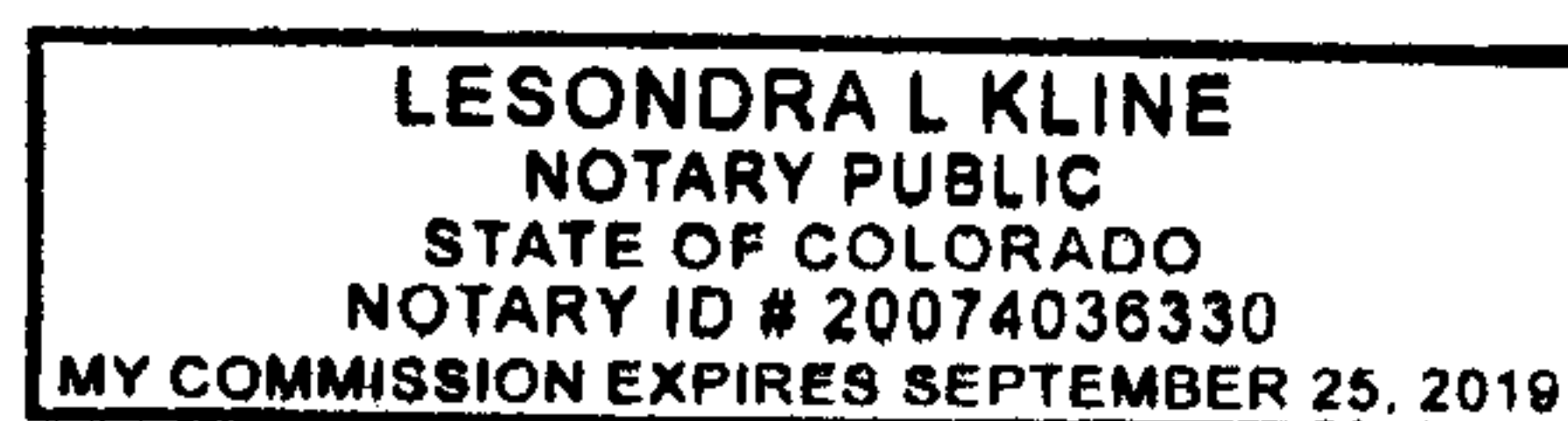
Company: FRHL, LLC + UMB BANK n.a.

Sworn to and subscribed before me on

This 31 day of October 2016.

Lesondra L Kline, Notary Public

My Commission Expires: Sept. 25, 2019





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**CERTIFICATE OF LAND SOLD** FOR TAXES AND PURCHASED AT TAX SALE BY AN INDIVIDUAL

RECEIPT # **37527**

**56/87**

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//13/01/02/1/000/018.014 DESCRIBED AS

**LEGAL DESCRIPTION**

**MAP NUMBER:** 13 1 02 1 000 **CODE1:** 22 **CODE2:** 21

**SUB DIVISON1:** WYNFIELD PARC PHASE 1 RE-RECORDED

**SUB DIVISON2:** WYNFIELD PARC PHASE 1

**PRIMARY LOT:** 34

**PRIMARYBLOCK:**

& COMMON AREA INTEREST

**SECONDARY LOT:**

**SECONDARYBLOCK:**

**MAP BOOK:** 27 **PAGE:** 051

**MAP BOOK:** 27 **PAGE:** 043

**SECTION1** 02

**TOWNSHIP1** 20S

**RANGE1** 03W

**SECTION2** 00

**TOWNSHIP2** 00

**RANGE2** 00

**SECTION3** 00

**TOWNSHIP3** 00

**RANGE3** 00

**SECTION4** 00

**TOWNSHIP4**

**RANGE4**

**LOT DIM1** 28.00

**LOT DIM2** 141.04

**ACRES** 0.000

**SQ FT** 0.000

**METES AND BOUNDS:**

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **GAMBLE SHWETA** 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 **FRHL LLC AND UMB BANK NA** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$36,709.33** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

**TO WHOM ASSESSED**

**GAMBLE SHWETA**

800 ENERGY CT BLVD  
APT # 306  
NORTHPORT, AL 35473

ASSESSED VALUE \$11,020.00  
CURRENT USE VALUE  
MARKET VALUE \$110,100.00  
15% LIMIT \$16,515.00

MUNICIPALITY CODE 08  
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 14  
TOTAL MILLAGE RATE 58

	GROSS	EXMT	NET
STATE TAX	\$71.63	\$0.00	\$71.63
COUNTY TAX	\$82.65	\$0.00	\$82.65
SCHOOL TAX	\$176.32	\$0.00	\$176.32
DIST SCHOOL TAX	\$154.28	\$0.00	\$154.28
CITY TAX 08	\$154.28	\$0.00	\$154.28
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$639.16	\$0.00	\$639.16
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$19.17
COLLECTOR FEE			\$15.00
ADVERTISING			\$24.00
PROBATE FEE			\$5.00
CERT MAIL			\$7.00
BAD CHECK			\$0.00
TOTAL DUE			\$709.33
OVERBID			\$36,000.00
TOTAL SALE			\$36,709.33

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."