

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

Parcel Number: 13|05|22|3|003|012.000

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

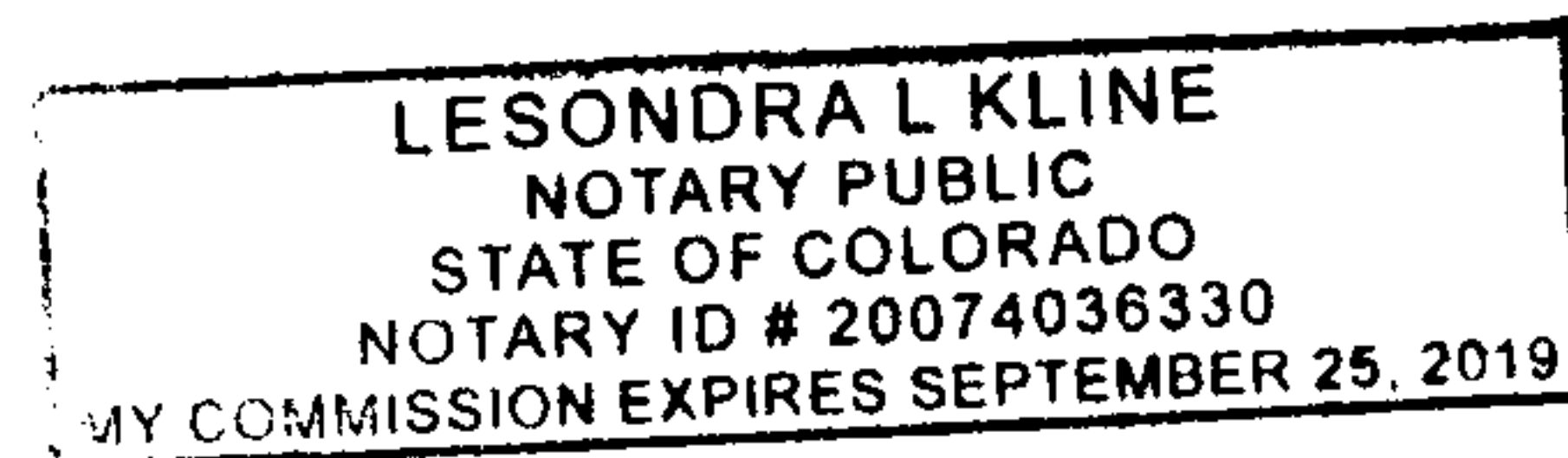
Company: FRHL, LLC + UMB BANK n.a.

Sworn to and subscribed before me on

This 31 day of October 2016.

[Signature], Notary Public

My Commission Expires: Sept 25, 2019





20161103000405700 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/03/2016 12:38:32 PM FILED/CERT

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

RECEIPT # **43213**

56/279

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//13/05/22/3/003/012.000 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 13 5 22 3 000 **CODE1:** 16 **CODE2:** 00

SUB DIVISION1: WYNDHAM WILKERSON SECTOR PHASE 2

SUB DIVISION2:

PRIMARY LOT: 210

PRIMARYBLOCK:

SECONDARY LOT:

SECONDARYBLOCK:

MAP BOOK: 23 **PAGE:** 117

MAP BOOK: 00 **PAGE:** 000

SECTION1 22

TOWNSHIP1 20S

RANGE1 03W

SECTION2 00

TOWNSHIP2 00

RANGE2 00

SECTION3 00

TOWNSHIP3 00

RANGE3 00

SECTION4 00

TOWNSHIP4

RANGE4

LOT DIM1 47.69

LOT DIM2 136.88

ACRES 0.000

SQ FT 0.000

METES AND BOUNDS:

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **REGIONS BANK** 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. **\$36,148.22** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED

REGIONS BANK

PO BOX 10063
BIRMINGHAM, AL 35202

ASSESSED VALUE \$21,740.00
CURRENT USE VALUE
MARKET VALUE \$108,700.00
15% LIMIT \$16,305.00

MUNICIPALITY CODE 06
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 5
TOTAL MILLAGE RATE 49

| | GROSS | EXMT | NET |
|-----------------|------------|--------|-------------|
| STATE TAX | \$141.31 | \$0.00 | \$141.31 |
| COUNTY TAX | \$163.05 | \$0.00 | \$163.05 |
| SCHOOL TAX | \$347.84 | \$0.00 | \$347.84 |
| DIST SCHOOL TAX | \$304.36 | \$0.00 | \$304.36 |
| CITY TAX 06 | \$108.70 | \$0.00 | \$108.70 |
| FOREST TAX | \$0.00 | \$0.00 | \$0.00 |
| TOTAL TAX | \$1,065.26 | \$0.00 | \$1,065.26 |
| HOSPITAL TAX | \$0.00 | \$0.00 | \$0.00 |
| AMD778 TAX | \$0.00 | \$0.00 | \$0.00 |
| INTEREST | | | \$31.96 |
| COLLECTOR FEE | | | \$15.00 |
| ADVERTISING | | | \$24.00 |
| PROBATE FEE | | | \$5.00 |
| CERT MAIL | | | \$7.00 |
| BAD CHECK | | | \$0.00 |
| TOTAL DUE | | | \$1,148.22 |
| OVERBID | | | \$35,000.00 |
| TOTAL SALE | | | \$36,148.22 |

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."