



OFFICIAL SEAL
AMANDA N. HART
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES JANUARY 2, 2018



20170511000164900 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/11/2017 02:29:45 PM FILED/CERT

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

RECEIPT # 64998

55/242

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//21/08/28/0/000/001.003 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 21 8 00 0 000 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 28 TOWNSHIP1 21S RANGE1 01W

SECTION2 00 TOWNSHIP2 00 RANGE2 00

SECTION3 00 TOWNSHIP3 00 RANGE3 00

SECTION4 00 TOWNSHIP4 RANGE4

LOT DIM1 0.00 LOT DIM2 0.00 ACRES 48.358

SQ FT 2,106,474.480

METES AND BOUNDS:

BEG SE COR SE1/4 NE1/4 N859.12 W427.49 N1009.79 TO S ROW HWY#70 WLY ALG ROW 314.57 S20 ON ROW
W581.59 ON ROW S2009.13 E1329.30 TO POB

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **PANTHEON TAX RECEIVABLES LP** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2014**; 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 16TH DAY OF FEBRUARY, 2015, 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 23RD DAY OF MARCH, 2015 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 **FNA NP LLC** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$5,430.07** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED

PANTHEON TAX RECEIVABLES LP

P O BOX 54321
NEW ORLEANS, LA 70154-4321

ASSESSED VALUE \$96,720.00
CURRENT USE VALUE
MARKET VALUE \$483,580.00
15% LIMIT \$72,537.00

MUNICIPALITY CODE 04
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	\$628.68	\$0.00	\$628.68
COUNTY TAX	\$725.40	\$0.00	\$725.40
SCHOOL TAX	\$1,547.52	\$0.00	\$1,547.52
DIST SCHOOL TAX	\$1,354.08	\$0.00	\$1,354.08
CITY TAX 04	\$967.20	\$0.00	\$967.20
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$5,222.88	\$0.00	\$5,222.88
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$156.69
COLLECTOR FEE			\$15.00
ADVERTISING			\$24.00
PROBATE FEE			\$5.00
CERT MAIL			\$6.50
BAD CHECK			\$0.00
TOTAL DUE			\$5,430.07
OVERBID			\$0.00
TOTAL SALE			\$5,430.07

GIVEN UNDER MY HAND, THIS 31ST DAY OF MARCH, 2015

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."