

STATE OF ALABAMA\*  
MONTGOMERY COUNTY\*

WHEREAS GAIL COWDEN of BIRMINGHAM, AL has paid into the State Treasury of the State of Alabama, the sum of TWO HUNDRED SEVENTY THREE DOLLARS & NINETY EIGHT CENTS (\$273.98) 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.

\$144.19

Subsequent taxes and interest  
(This amount does not include taxes for the  
current assessing year.)

\$129.79

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 GAIL COWDEN the within Certificate of Sale.

DONE AT THE CAPITOL, Montgomery, Alabama, this the 20th of December, 2013

Julie P. Magee  
STATE LAND COMMISSIONER

STATE OF ALABAMA}  
MONTGOMERY COUNTY}


I, Shelley Tice, State Land Agent for the Alabama Department of Revenue and custodian of the records of the State Land Commissioner, do hereby certify that the document here within reproduced is a true and accurate copy of the duplicate Certificate of Sale on file with the State Land Commissioner.

Certified this the 20th day of December, 2017

Shelley Tice  
Shelley Tice,  
State Land Agent

Witnessed before my hand this the 20th day of December, 2017

Cynthia C. Winkler  
Notary Public  
My Commission Expires 4/11/2021

  
20180118000018070 1/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
01/18/2018 03:33:17 PM FILED/CERT

Shelby County, AL 01/18/2018  
State of Alabama  
Deed Tax: \$.50



20180118000018070 2/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
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CERTIFICATE OF LAND SOLD AND BOUGHT BY THE STATE

RECEIPT # 88316

53/259

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//33/01/12/1/001/051.000 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 33 1 12 1 000 CODE1: 01 CODE2: 00

SUB DIVISON1: GLASSCOCK SUBD

MAP BOOK: 04 PAGE: 023

MAP BOOK: 00 PAGE: 000

SUB DIVISON2:

PRIMARY LOT: 12

PRIMARYBLOCK: 5

SECONDARY LOT: 13

SECONDARYBLOCK: 000

SECTION1 12

TOWNSHIP1 24N

RANGE1 15E

SECTION2 00

TOWNSHIP2 00

RANGE2 00

SECTION3 00

TOWNSHIP3 00

RANGE3 00

SECTION4 00

TOWNSHIP4

RANGE4

LOT DIM1 100.00

LOT DIM2 110.00

ACRES 0.000

SQ FT 0.000

METES AND BOUNDS:

58-13-0259  
WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO HARPER RAYMOND E FOR THE STATE AND COUNTY TAXES FOR THE YEAR 2012; 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 18TH DAY OF FEBRUARY, 2013, 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 1ST DAY OF APRIL, 2013 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 \$144.19 MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED  
HARPER RAYMOND E

295 STARBOARD DRIVE  
SHELBY, AL 35143

ASSESSED VALUE \$3,460.00  
CURRENT USE VALUE  
MARKET VALUE \$34,600.00  
15% LIMIT \$5,190.00

MUNICIPALITY CODE 01  
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 0  
TOTAL MILLAGE RATE 44

	GROSS	EXMT	NET
STATE TAX	\$22.49	\$22.49	\$0.00
COUNTY TAX	\$25.95	\$15.00	\$10.95
SCHOOL TAX	\$55.36	\$0.00	\$55.36
DIST SCHOOL TAX	\$48.44	\$0.00	\$48.44
CITY TAX 01	\$0.00	\$0.00	\$0.00
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$152.24	\$37.49	\$114.75
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$3.44
COLLECTOR FEE			\$15.00
ADVERTISING			\$0.00
PROBATE FEE			\$5.00
CERT MAIL			\$6.00
BAD CHECK			\$0.00
TOTAL DUE			\$144.19
OVERBID			
TOTAL SALE			\$144.19

GIVEN UNDER MY HAND, THIS 9TH DAY OF APRIL, 2013

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."

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name State of Alabama  
Mailing Address 50 N. Ripley St  
Montgomery, AL 36104

Grantee's Name Gail Cowden  
Mailing Address \_\_\_\_\_

Property Address 295 Starboard Dr  
Shelby, AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 273.98

or  
Actual Value \$ 25,000

or  
Assessor's Market Value \$ 39,600

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1-18-2018

Print

Sign

Gail Cowden  
Gail Cowden

(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)



20180118000018070 3/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
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Form RT-1