

THE STATE OF ALABAMA SHELBY COUNTY
CASE NO. PR-2017-000818

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 17th day of February, 2014, a decree was rendered by the Probate Court of said county for the sale of the lands, hereinafter described, and conveyed for the state and county taxes then due from TITOS COMPANY INC, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 31st day of March, 2014, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale the State of Alabama became the purchaser of said lands, at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said Collector a certificate of said purchase.

Whereas, the time for the redemption of said lands by said owners or other persons having an interest therein has elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

Now, therefore, I, James W. Fuhrmeister, as Judge of Probate, of said County of Shelby, under and by virtue of the provisions of 40-10-29, 1975 Code of Alabama, and in consideration of the premises above set out and in further consideration of the sum of \$5.00 to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said STEVEN R DAVIS who is the present owner and holder of said certificate of purchase all the right, title and interest of the said from TITOS COMPANY INC owner of aforesaid land, and all the right, title, interest and claim of the state and county on account of said taxes, or under said decree and to the following described lands, hereinafter referred to, to-wit:

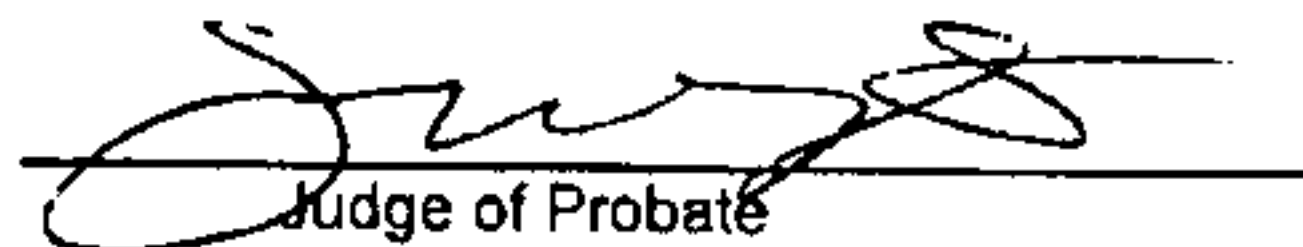
PARCEL # 58//14/01/12/1/002/010.000 DESCRIBED AS:

MAP NUMBER 14 1 12 1 002	CODE1: 01 CODE 2:		
SUB DIVISION1: BENT CREEK SEC 1		MAP BOOK: 36	PAGE: 023
SUB DIVISION2:		MAP BOOK:	PAGE:
PRIMARY LOT: 10	PRIMARYBLOCK:		
SECONDARY LOT:	SECONDARYBLOCK:		
SECTION1 12	TOWNSHIP1 20S	RANGE1 02W	
SECTION2	TOWNSHIP2	RANGE2	
SECTION3	TOWNSHIP3	RANGE3	
SECTION4	TOWNSHIP4	RANGE4	
LOT DIM1 105.99	LOT DIM2 526.44	ACRES 0.773	SQ FT 33,676.000

METES AND BOUNDS:

being situated in said county and state, to have and to hold the same, the said right, title and interest unto the said STEVEN R DAVIS and his heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.

In testimony whereof, I have hereunto set my hand, this the 12th day of January, 2018.



Judge of Probate

The State of Alabama, Shelby County


I, Lisa Traywick Morgan, a Notary Public in and for said county, in said state, hereby certify that James W. Fuhrmeister whose name as Judge of Probate is signed to the foregoing conveyance and who is known to me, acknowledged before me, on this day, that, being informed of the contents of this conveyance, he, in his capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 12th day of January, 2018.


Lisa Traywick Morgan
Notary Public - My Commission Expires: 5/2/2020

I certify this to be a true and correct copy 

1/12/18
lm
Probate Judge
Shelby County


20180125000026200 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
01/25/2018 02:54:31 PM FILED/CERT

Shelby County, AL 01/25/2018
State of Alabama
Deed Tax: \$3.00

**CERTIFICATE OF LAND SOLD AND BOUGHT BY THE STATE**

RECEIPT # 52253

54/382THE 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//14/01/12/1/002/010.000 DESCRIBED AS

LEGAL DESCRIPTION**MAP NUMBER:** 14 1 12 1 002 **CODE1:** 01 **CODE2:****SUB DIVISION1:** BENT CREEK SEC 1**SUB DIVISION2:****PRIMARY LOT:** 10**PRIMARYBLOCK:****SECONDARY LOT:****SECONDARYBLOCK:****SECTION1** 12**TOWNSHIP1** 20S**RANGE1** 02W**SECTION2****TOWNSHIP2****RANGE2****SECTION3****TOWNSHIP3****RANGE3****SECTION4****TOWNSHIP4****RANGE4****LOT DIM1** 105.99**LOT DIM2** 526.44**ACRES** 0.773**SQ FT** 33,676.000**METES AND BOUNDS:**

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **TITOS COMPANY INC** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2013**; 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 17TH DAY OF FEBRUARY, 2014, 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 31ST DAY OF MARCH, 2014 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 **\$600.10** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED**TITOS COMPANY INC**3183 COUNTY RD 54
MONTEVALLO, AL 35115

ASSESSED VALUE \$9,200.00

CURRENT USE VALUE

MARKET VALUE \$46,000.00

15% LIMIT \$6,900.00

MUNICIPALITY CODE 08

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 14

TOTAL MILLAGE RATE 58

	GROSS	EXMT	NET
STATE TAX	\$59.80	\$0.00	\$59.80
COUNTY TAX	\$69.00	\$0.00	\$69.00
SCHOOL TAX	\$147.20	\$0.00	\$147.20
DIST SCHOOL TAX	\$128.80	\$0.00	\$128.80
CITY TAX 08	\$128.80	\$0.00	\$128.80
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$533.60	\$0.00	\$533.60
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$16.01
COLLECTOR FEE			\$15.00
ADVERTISING			\$24.00
PROBATE FEE			\$5.00
CERT MAIL			\$6.49
BAD CHECK			\$0.00
TOTAL DUE			\$600.10
OVERBID			
TOTAL SALE			\$600.10

GIVEN UNDER MY HAND, THIS 8TH DAY OF APRIL, 2014

SHELBY COUNTY

PROPERTY TAX COMMISSIONER

Don Armstrong

20180125000026200 2/4 \$27.00

Shelby Cnty Judge of Probate, AL

01/25/2018 02:54:31 PM FILED/CERT

#115

"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*

WHEREAS STEVEN R. DAVIS of VESTAVIA HILLS, AL has paid into the State Treasury of the State of Alabama, the sum of SIX HUNDRED THIRTY FIVE DOLLARS & SEVENTY CENTS(\$635.70) 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.**

\$600.10

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

\$35.60

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 STEVEN R. DAVIS the within Certificate of Sale.

DONE AT THE CAPITOL, Montgomery, Alabama, this the 29th of August, 2014


STATE LAND COMMISSIONER



20180125000026200 3/4 \$27.00
Shelby Cnty Judge of Probate, AL
01/25/2018 02:54:31 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Judge of Probate
Mailing Address _____

Grantee's Name STEVEN R. DAVIS
Mailing Address 2062 COLUMBIANA ROAD
VENTNIA HILLS AL 35216

Property Address _____

Date of Sale 12-27-17
Total Purchase Price \$ 2,871.44

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20180125000026200 4/4 \$27.00
Shelby Cnty Judge of Probate, AL
01/25/2018 02:54:31 PM FILED/CERT

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 TAX DEED CONVERSION

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 _____

Print STEVEN R. DAVIS

____ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one