



20180417000127850 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
04/17/2018 10:02:51 AM FILED/CERT

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

RECEIPT # **92515**

**57/114**

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//35/02/10/0/001/001.003 DESCRIBED AS

**LEGAL DESCRIPTION**

MAP NUMBER: 35 2 10 0 000 CODE1: 00 CODE2: 00

SUB DIVISION1:

MAP BOOK: 00 PAGE: 000

SUB DIVISION2:

MAP BOOK: 00 PAGE: 000

PRIMARY LOT:

PRIMARYBLOCK: 000

SECONDARY LOT:

SECONDARYBLOCK: 000

SECTION1 10

TOWNSHIP1 24N

RANGE1 13E

SECTION2 0

TOWNSHIP2 00

RANGE2 00

SECTION3 0

TOWNSHIP3 00

RANGE3 00

SECTION4 0

TOWNSHIP4

RANGE4

LOT DIM1 0.00

LOT DIM2 0.00

ACRES 9.800

SQ FT 426,888.000

**METES AND BOUNDS:**

NE1/4 NE1/4 OF NE1/4 LESS RD ROW

58-17-0114  
WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **JACK INVESTMENT PARTNERS LLC** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2016**; 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 20TH DAY OF FEBRUARY, 2017, 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 27TH DAY OF MARCH, 2017 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 **\$3,932.71** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

**TO WHOM ASSESSED**

**JACK INVESTMENT PARTNERS LLC**

3315 GREENBRIER-DEAR ROAD  
ANNISTON, AL 36207

ASSESSED VALUE \$71,160.00  
CURRENT USE VALUE  
MARKET VALUE \$120,540.00  
15% LIMIT \$18,081.00

MUNICIPALITY CODE 03  
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	\$462.54	\$0.00	\$462.54
COUNTY TAX	\$533.70	\$0.00	\$533.70
SCHOOL TAX	\$1,138.56	\$0.00	\$1,138.56
DIST SCHOOL TAX	\$996.24	\$0.00	\$996.24
CITY TAX 03	\$711.60	\$0.00	\$711.60
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$3,842.64	\$0.00	\$3,842.64
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$39.07
COLLECTOR FEE			\$15.00
ADVERTISING			\$24.00
PROBATE FEE			\$5.00
CERT MAIL			\$7.00
BAD CHECK			\$0.00
TOTAL DUE			\$3,932.71
OVERBID			
TOTAL SALE			\$3,932.71

GIVEN UNDER MY HAND, THIS 4TH DAY OF APRIL, 2017

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."

**STATE OF ALABAMA\***  
**MONTGOMERY COUNTY\***

WHEREAS RANDALL TOWNLEY of HELENA, AL has paid into the State Treasury of the State of Alabama, the sum of FIVE THOUSAND EIGHT HUNDRED ELEVEN DOLLARS & SIXTY FIVE CENTS(\$5811.65) 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.**

\$3932.71

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

\$1878.94

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 RANDALL TOWNLEY the within Certificate of Sale.

DONE AT THE CAPITOL, Montgomery, Alabama, this the 30th of March, 2018

  
STATE LAND COMMISSIONER



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