

THE STATE OF ALABAMA SHELBY COUNTY
CASE NO. PR-2018-000288

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 16th day of February, 2015, 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 ARMEGE INVESTMENTS LLC the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 23rd day of March, 2015, 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 D.H.F INVESTMENTS who is the present owner and holder of said certificate of purchase all the right, title and interest of the said from ARMEGE INVESTMENTS LLC 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 # 58/35/02/04/1/001/005.000 DESCRIBED AS:

MAP NUMBER 35 2 04 1 000 CODE1: 00 CODE 2: 00
SUB DIVISION1:
SUB DIVISION2:
PRIMARY LOT:
SECONDARY LOT:

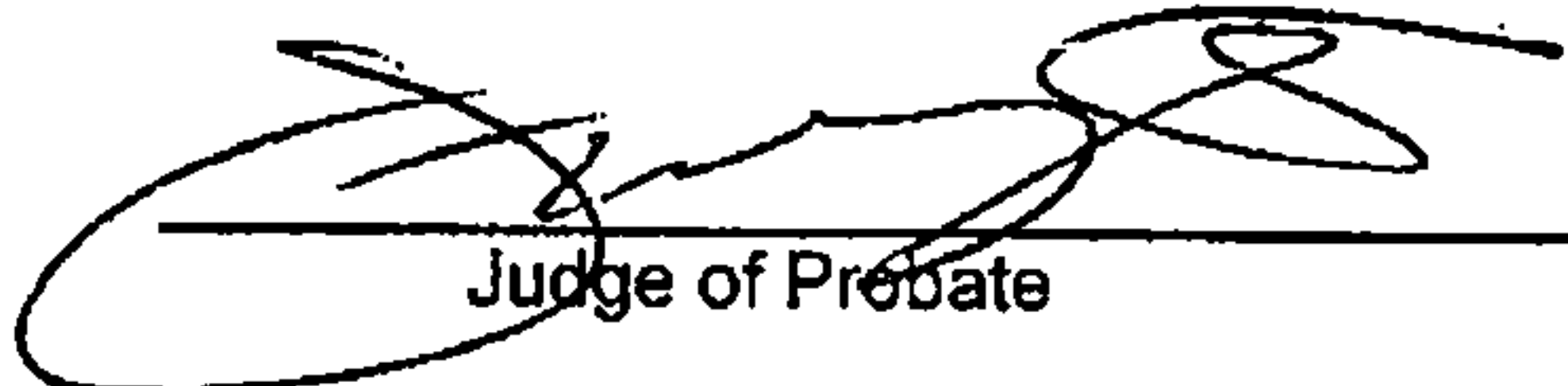
MAP BOOK: 00 PAGE: 000
MAP BOOK: 00 PAGE: 000

SECTION1 04	TOWNSHIP1 24N	RANGE1 13E
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 7.454 SQ FT 324,696.240

METES AND BOUNDS: BEG SW COR SE1/4 NE1/4 E550 N550 W530 N337.7(D) 470(S) NE130 NLY125 TO S RW HWY 25 W150 S TO POB

being situated in said county and state, to have and to hold the same, the said right, title and interest unto the said D.H.F INVESTMENTS 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 1st day of May, 2018.


Judge of Probate

The State of Alabama, Shelby County

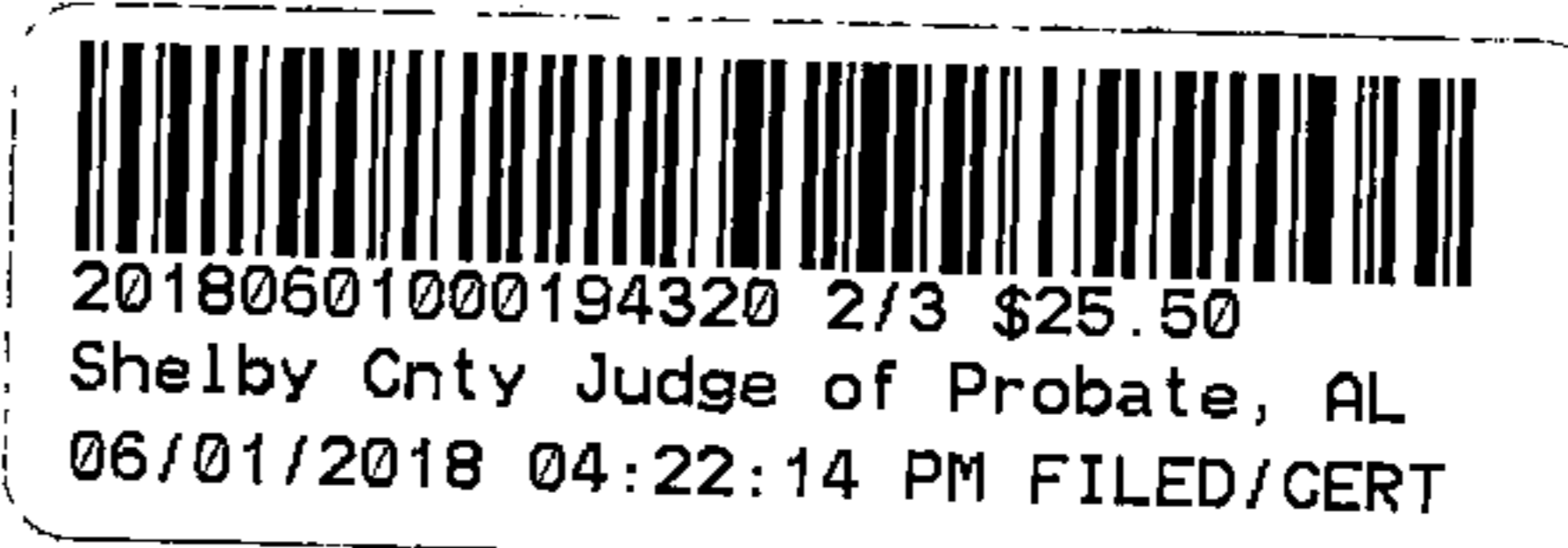
I, Lisa Traywick Morgan, a Notary Public in and for said county, in said state, hereby certify that James W. Fuhrmeister whose name as Judge of Probate is signed to the foregoing conveyance and who is known to me, acknowledged before me, on this day, that, being informed of the contents of this conveyance, 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 1st day of May, 2018.

I certify this to be a true and
correct copy
5/1/18 Probate Judge
lm Shelby County


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

Shelby County, AL 06/01/2018
State of Alabama
Deed Tax: \$4.50



STATE OF ALABAMA*
MONTGOMERY COUNTY*

WHEREAS D.H.F INVESTMENTS of MONTEVALLO, AL has paid into the State Treasury of the State of Alabama, the sum of FOUR THOUSAND ONE HUNDRED FORTY NINE DOLLARS & EIGHTY NINE CENTS(\$4149.89) 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.

\$903.71

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

\$3246.18

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 D.H.F INVESTMENTS the within Certificate of Sale.

DONE AT THE CAPITOL, Montgomery, Alabama, this the 3rd of November, 2017


STATE LAND COMMISSIONER



20180601000194320 3/3 \$25.50
Shelby Cnty Judge of Probate, AL
06/01/2018 04:22:14 PM FILED/CERT

CERTIFICATE OF LAND SOLD AND BOUGHT BY THE STATE

RECEIPT # 91606

55/12

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//35/02/04/1/001/005.000 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 35 2 04 1 000 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 04 TOWNSHIP1 24N RANGE1 13E

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 7.454

SQ FT 324,696.240

METES AND BOUNDS:

BEG SW COR SE1/4 NE1/4 E550 N550 W530 N337.7(D) 470(S) NE130 NLY125 TO S R/W HWY 25 W150 S TO POB

58-15-0012
WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO ARMEGE INVESTMENTS LLC 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 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 \$903.71 MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED		GROSS	EXMT	NET	
ARMEGE INVESTMENTS LLC		STATE TAX	\$99.71	\$0.00	\$99.71
		COUNTY TAX	\$115.05	\$0.00	\$115.05
		SCHOOL TAX	\$245.44	\$0.00	\$245.44
		DIST SCHOOL TAX	\$214.76	\$0.00	\$214.76
		CITY TAX 03	\$153.40	\$0.00	\$153.40
		FOREST TAX	\$0.00	\$0.00	\$0.00
		TOTAL TAX	\$828.36	\$0.00	\$828.36
		HOSPITAL TAX	\$0.00	\$0.00	\$0.00
		AMD778 TAX	\$0.00	\$0.00	\$0.00
		INTEREST			\$24.85
		COLLECTOR FEE			\$15.00
		ADVERTISING			\$24.00
		PROBATE FEE			\$5.00
		CERT MAIL			\$6.50
		BAD CHECK			\$0.00
		TOTAL DUE			\$903.71
		OVERBID			
		TOTAL SALE			\$903.71

ASSESSED VALUE	\$15,340.00
CURRENT USE VALUE	
MARKET VALUE	\$76,650.00
15% LIMIT	\$11,498.00
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

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."