

IN THE CIRCUIT COURT OF SHELBY COUNTY,

TAX LIEN INCOME FUND I, LLC, Plaintiff,)	
V.) Case No.:	CV-2015-900956.00
LEE HOMER BEARDEN, SABO ELIZABETH LEE, Defendants.))	

Amended Order

This matter having come before the Court on the Plaintiff's Verified Complaint, and the Verified Complaint having been published with publication ending on June 22, 2016, and more than thirty (30) days have passed since said publication, and no answer having been filed on behalf of any person with an interest in the property, and upon consideration of the Verified Complaint, Plaintiff's Motion to Amend and the supporting Affidavit, the Court makes the following as findings of fact, among other things:

1. That Tax Lien Income Fund I, LLC, at the time of the filing of the complaint in this cause, and as a result of a tax sale occurring on May 1, 2008, claimed in its own right the fee simple title to the following described lands:

BEG NW COR SE ¼ NW ¼ E 1040 S 840 SW 61.9 SW 289.9 SE 173.5 TO CREEK NELY ON CREEK 600 S TO N ROW CO RD 12 SW ON ROW 150 NW 1 415.1 N TO POB 514 T 22 S R 03 W AC

2. The description on the property in Paragraph 1 is one in the same as the property described as:

BEGIN at the NW Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S87'46'30"E, a distance of 1107.40'; thence S04'39'01"W, a distance of 886.35'; thence S49'32'46"W, a distance of 61.90'; thence

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Shelby Cnty Judge of Probate: AL 12/04/2018 10:03:28 AM FILED/CERT S18'52'07''W, a distance of 289.90'; S60'59'07"E, a distance of 186.64 approximate center of Spring Creek, all further calls will be along said center of creek until otherwise noted, thence N22'08'09"E, a distance of 138.32'; thence NO3'11'00"E, a distance of 156.36'; thence N27°23'07"E, a distance of 50.27'; thence N37'09'00"E, a distance of 235.11'; thence S86'47'11"E, a distance of 55.01'; thence 500'47'46"E and leaving said approximate center of Spring Creek, a distance of 812.12' to the Northwesterly R.O.W. line of Spring Creek Road, 80' R.O.W.; thence S31'14'20"W and along said R.O.W. line, a distance of 152.88'; thence N57°27'29"W and leaving said R.O.W. line, a distance of 363.83' to the approximate center of Spring Creek, all further calls will be along said center of creek until otherwise noted; thence a distance 206.52'; S16'04'14"W, of thence S24'43'28"W, 57.30'; a distance thence of S52'09'05"W, of 677.56'; a distance thence NOO'48'29"E, a distance of 1314.49' to the POINT OF BEGINNING.

- 3. That at the time of the filing of the complaint, no suit was pending to test Plaintiff's title to, interest in, or the right to the possession of said land.
- 4. That Plaintiff's complaint was duly verified, and was filed against said lands and against any and all persons claiming any title to, interest in, lien or encumbrance on said land or any part thereof, and was to establish the right or title to such lands or interest, and to clear up all doubts or disputes concerning the same, and that said complaint did in all respects comply with the provisions of the Code of Alabama, 1975, §6-6-561.
- 5. That service of process was had in strict compliance with the provisions of Rule 4.3 of Alabama Rules of Civil Procedure and the Court finds as a fact that service of process was obtained upon any person with an interest in the property made the subject of the instant matter.
- 6. That no person with an interest in the property has answered or otherwise appeared in this matter.
- 7. That all of the allegations of fact contained in the complaint are uncontested. It is, therefore,

20181204000423500 2/6 \$30.00 20181204000423500 2/6 \$30.00 Shelby Cnty Judge of Probate, AL 12/04/2018 10:03:28 AM FILED/CERT ORDERED, ADJUDGED AND DECREED that the Plaintiff is entitled to the relief prayed for in the complaint and that the fee simple title claimed by the Plaintiff in and to the property as described in Paragraph 2 above, has been duly proved, and that the Plaintiff Is the owner of said lands and has a fee simple title thereto, free of all liens and encumbrances except as hereinabove referred to, and that their title thereto be and is hereby established, and that all doubts and disputes concerning same be and the same are hereby resolved as to any person with an interest in the property. It is further

ORDERED, ADJUDGED AND DECREED that a certified copy of this decree be recorded in the Office of the Judge of Probate of Shelby County, Alabama, and that it be indexed in the names of the Plaintiff herein, in both the direct index and indirect index of the records thereof. It is further

ORDERED, ADJUDGED AND DECREED that possession of the Property is hereby granted to the Plaintiff. It is further

ORDERED, ADJUDGED AND DECREED by the Court that the Plaintiff herein pay the costs of the proceedings.

DONE this 22 day of November, 2018.

CIRCUIT JUDGE

Certified a true and correct cop

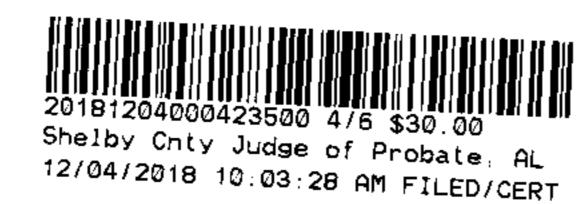
Date: 19/04/18

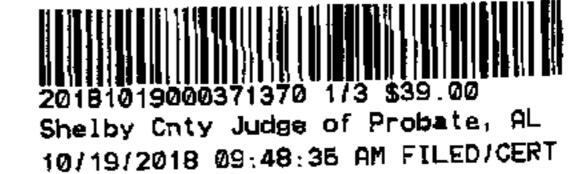
Mary W. Harris, Circuit Clerk

Shelby County, Alabama

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IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA CASE NO. PR-2013-000908

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 7th day of April, 2008 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 LEE HOMER BEARDEN & SABO ELIZABETH LEE, the owners of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 1st day of May, 2008, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale TAX LIEN INCOME FUND, 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 redamption 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. Fuhrmelster, 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 TAX LIEN INCOME FUND, who is the present owner and holder of said certificate of purchase all the right, title and interest of the said LEE HOMER BEARDEN & SABO ELIZABETH LEE, owners 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//27/06/14/0/000/004.000 DESCRIBED AS::

MAP NUMBER 27 6 00 0 000

SUB DIVISION1:

SUB DIVISION2: PRIMARY LOT:

SECONDARY LOT: SECTION1 14 SECTION2 00

SECTION3 00 SECTION4 00 LOT DIM1 0.00

METES AND BOUNDS:

PRIMARYBLOCK: 000 SECONDARYBLOCK: 000

TOWNSHIP1 22S RANGE1 03W TOWNSHIP2 00 RANGE2 00 TOWNSHIP3 00 RANGE3 00

TOWNSHIP4 LOT DIM2 0.00

RANGE4 ACRES 43.000

SQ FT 1,873,080.000

CODE1: 00

MAP 800K: 00 MAP 800K: 00

CODE2: 00

PAGE: 000

PAGE: 000

BEG NW COR SE1/4 NW1/4 E1040 S840 SW81.9 SW289.9 SE173.5 TO CREEK NELY ON CREEK 600 S TO NROW CO RD 12 SW ON ROW 150 NW1415.1 N TO POB

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said TAX LIEN INCOME FUND and its 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 seal, this the 13+2 day of January, 2014.

udge 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. Fuhrmelster 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 13th day of January, 2014.

Lisa Traywick Molgan - Notary Public () My Commission Expires: 5/8/2016

I certify this to be a true and

correct copy ____

1-13-14 Shelby County Shelby County, AL 10/19/2018

State of Alabama

Deed Tax:\$17,00

EXHIBIT A

Beginning at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 thence E 1040 feet, thence South 840 feet, thence Southwest 61.9 feet, thence Southwest 289.9 feet, thence Southeast 173.5 feet to Creek; thence Northeasterly on Creek thence South 600 feet to the North right of way of County Road 12, thence Southwest on right of way 150 feet; thence Northwest 1415.1 feet, thence North to the Point of Beginning, in Shelby County, Alabama.

2018/019000371370 2/3 \$39.00 Shelby Cnty Judge of Probate, AL 10/19/2018 09:48:35 AM FILED/CERT

20181204000423500 5/6 \$30.00 Shelby Cnty Judge of Probate, AL 12/04/2018 10:03:28 AM 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	Lee Homer Bearden	Grantee's Name	Tax Lien Income Fund
Mailing Address	Elizabeth Lee Sabo	Mailing Address	3960 Howard Hughes Parkway, Suite 500
	Post Office Box 715		Las Vegas, Nevada 89169
	Montevallo, Alabama 35115		
Property Address	2691 Spring Creek	Date of Sale	May 1, 2008
	Montevallo, Alabama 35115	Total Purchase Price	
		or	
		Actual Value	\$
20181204000423500 6/6 \$3	0.00	or or	
Shelby Cnty Judge of Pro 12/04/2018 10:03:28 AM F	•	Assessor's Market Value	\$
The purchase price evidence: (check o X Bill of Sale Sales Contract Closing Staten	ne) (Recordation of docun	this form can be verified in the nentary evidence is not requireAppraisalOther	e following documentary
If the conveyance of		ordation contains all of the red	quired information referenced
		Instructions	· · · · · · · · · · · · · · · · · · ·
	d mailing address - provide ir current mailing address.	the name of the person or per	rsons conveying interest
Grantee's name an to property is being		the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	vailable.
Date of Sale - the d	ate on which interest to the	property was conveyed.	
	e - the total amount paid fo the instrument offered for r	r the purchase of the property ecord.	, both real and personal,
conveyed by the ins		This may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current us responsibility of value	se valuation, of the property	etermined, the current estimated as determined by the local of expurposes will be used and to (h).	fficial charged with the
accurate. I further u	-	that the information contained atements claimed on this form 175 § 40-22-1 (h).	
Date 09/11/2018		Print Gary P. Wolfe	
Unattested		Sign A	

20181019000371370 3/3 \$39.00 Shelby Cnty Judge of Probate, AL 10/19/2018 09:48:35 AM FILED/CERT)y)

(Granton/Grantee/Owner/Agent) circle one

Form RT-1