

CERTIFICATE OF LAND SOLD FOR TAXES AND PURCHASED AT TAX SALE BY AN INDIVIDUAL

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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//09/08/27/0/004/053.000

MAP NUMBER: 09 8 27 0 000 CODE1: 20 CODE2: 00

SUB DIVISON1: COTTAGES AT CHESSER PH 1

SUB DIVISON2:

PRIMARY LOT: 53

SECONDARY LOT:

SECTION2 00 SECTION3 00

SECTION4 00 LOT DIM1 60.00 TOWNSHIP2 00

TOWNSHIPS 00 **TOWNSHIP4** 

LOT DIM2 90.00

RANGE2 00 RANGE3 00

RANGE4

ACRES 0.123

**SQ FT** 5,400.000

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MAP BOOK: 33 PAGE: 045

MAP BOOK: 00 PAGE: 000

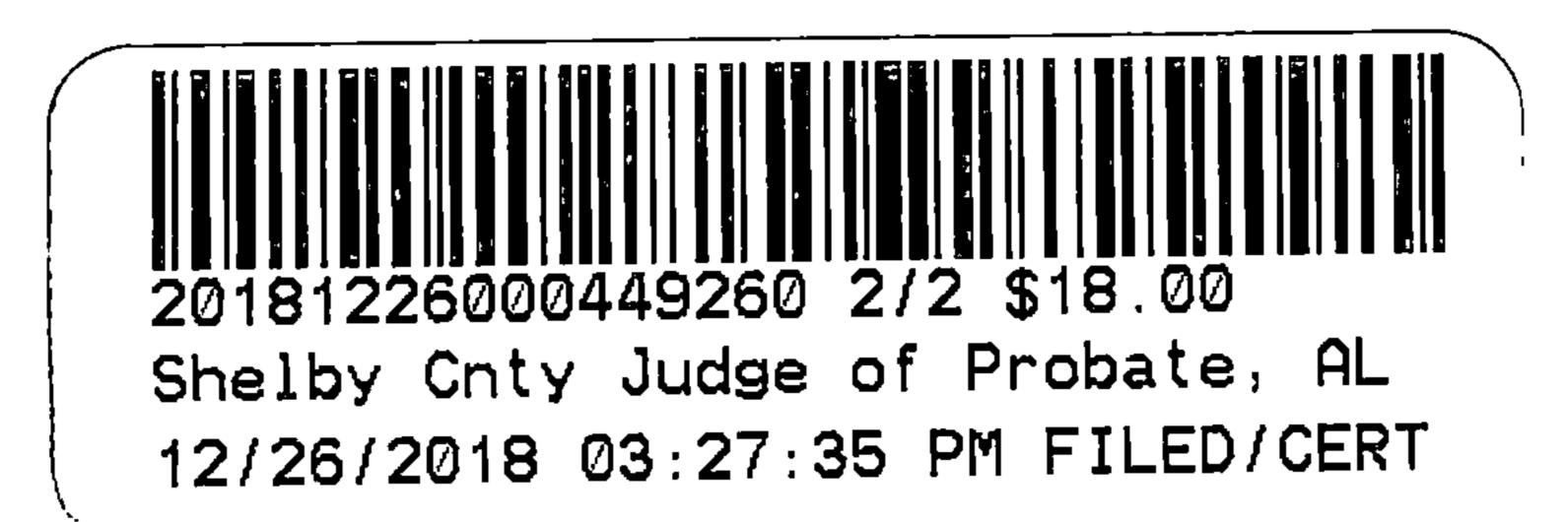
## METES AND BOUNDS:

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO HERMANY DANIEL E & JANET L FOR THE STATE AND COUNTY TAXES FOR THE YEAR 2017; 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 12TH DAY OF FEBRUARY, 2018, 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 2ND DAY OF APRIL, 2018 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 CC1 AL LLC BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. \$61,871.35 MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TOWHOMASSESSED						GROSS	EXMI	N	
HERMANY DANIEL E & JANET		• • •		STATE TAX	•	\$123.50	\$26.00		\$97.50
				COUNTY TAX		\$142.50	\$15.00		\$127.50
351 CHESSER PARK DRIVE				SCHOOL TAX		\$304.00	\$0.00	• • •	\$304.00
CHELSEA, AL 35043				DIST SCHOOL TAX		\$266.00	<b>\$0.00</b>		\$266.00
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ASSESSED VALUE	•		\$19,000.00	FOREST TAX	• • • •	\$0.00	\$0.00		\$0.00
CURRENT USE VALUE	•	•	φ12,000.00	TOTAL TAX	•	\$836.00	\$41.00	· · · · · · ·	\$795.00
MARKET VALUE	•	<b>.</b>	190,000.00	HOSPITAL TAX		\$0.00	\$0.00		\$0.00
15% LIMIT	•	•	\$28,500.00	AMD778 TAX.		\$0.00	\$0,00		\$0.00
<u>,                                    </u>	•	-	4.0,000.00	INTEREST		• • • •	•	• •	\$23.85
MUNICIPALITY CODE			17	COLLECTOR FEE	• • • •	•		•	\$15.00
ASSESSMENT CLASS			03	ADVERTISING		,	, , ,	, ,	\$25.50
STATE MILLAGE RATE		• .	6.5	PROBATE FEE	• • •	•	· • • • •		\$5.00
COUNTY MILLAGE RATE	•	•	7.5	CERT MAIL				,	\$7.00
SCHOOL MILLAGE RATE			16	BAD CHECK		• •		•	\$0.00
DIST SCHOOL MILLAGE RATE	- ·		14	<del>ininiinia hitimininiiniiniiniiniiniiniiniiniiniiniini</del>		<del>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</del>	<del> </del>	<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	<del>inininininininininininini</del>
MUNICIPAL MILLAGE RATE			· · . :: <b>0</b> ::, ::	TOTAL DUE				• •	\$871.35
TOTAL MILLAGE RATE			44	OVERBID	· · · · · · · · · · · · · · · · · · ·	• • • •		<u>.</u>	61,000.00
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<sup>&</sup>quot;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."



## TRANSFER CERTIFICATE TO ANOTHER INDIVIDUAL OR COMPANY

I, <u>CC1 AL LLC</u> , do hereby	transfer all my rights, title and inter	est in the real estate described on
the reverse side of this certificate	to <u>Cazenovia Creek Funding II, Ll</u>	<u>C</u>
		MM Was
	James P	Meeks, Authorized Representative
		Movember 30,2018
		Date
	HANNAH KERCE Stary Public-State of South Carolina	Hankerce
	My Commission Expires October 20, 2027	10/20/2027 Notary Public
		My Commission Expires