

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

RECEIPT # 31658

58/143

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//10/09/30/0/003/001.009 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 10 9 30 0 000 CODE1: 04 CODE2: 00

SUB DIVISON1: QUAIL RUN PHASE 3

SUB DIVISON2:

SECTION1 30

SECTION2 00

SECTION3 00

SECTION4 00

LOT DIM1 111.03

PRIMARY LOT: 25 SECONDARY LOT:

PRIMARYBLOCK: 000 SECONDARYBLOCK: 000

TOWNSHIP1 19S TOWNSHIP2 00 TOWNSHIP3 00

TOWNSHIP4 LOT DIM2 211.56

RANGE2 00 RANGES: 00: RANGE4

ACRES 0.000

SQ FT 0.000

MAP BOOK: 07 PAGE: 159

MAP BOOK: 00 PAGE: 000

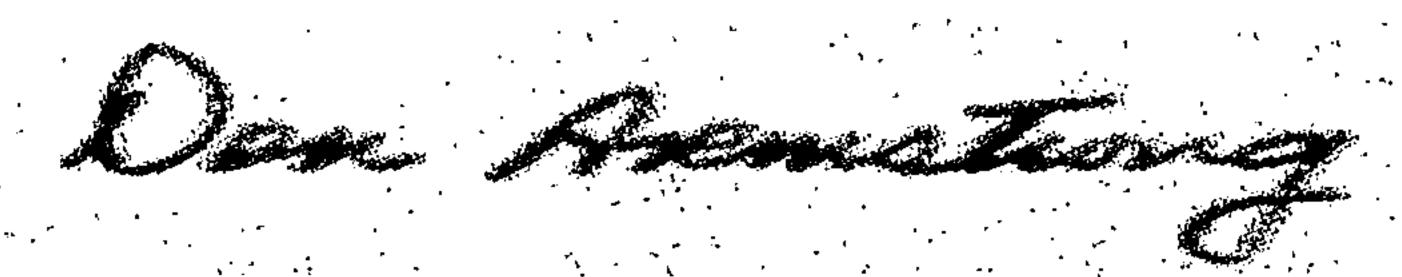
METES AND BOUNDS:

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO MATTINGLY ROXANNE 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. \$1,418.53 MADE UP OF THE FOLLOWING ITEMS TO-WIT:

A that we see that the contract of the property of the contract of the contrac

TOWHOMASSESSED							GROSS	EXMT	NET
MATTINGLY ROXANNE	• • •				STATE TAX		\$133.64	\$26.00	\$107.64
					COUNTY TAX		\$154.20	\$15.00	\$139.20
6751 REMINGTON CIR		• • •			SCHOOL TAX		\$328.96	\$0.00	\$328.96
PELHAM, AL 35124	• •	•		•	DIST SCHOOL TAX		\$123.36	\$0.00	\$123.36
	- er hada herbeskadanna herbeskadanna herbes		entercommenterationamenteraturaturaturaturaturaturaturaturaturatu	sastandarine denderé andra de	CITY TAX 13	•	\$627.08	\$0.00	\$627.08
ASSESSED VALUE		\$20),560.00	•	FOREST TAX	•	\$0.00	\$0.00	\$0.00
CURRENT USE VALUE		. .			TOTAL TAX		\$1,367.24	\$41.00	\$1,326.24
MARKET VALUE	•	· \$205	5,600.00		HOSPITAL TAX	•	\$0.00	\$0.00	\$0.00
15% LIMIT	•	•),840.00		AMD778 TAX		\$0.00	\$0.00	\$0.00
	•	7-0-0	· · · · · · · · · · · · · · · · · · ·	-	INTEREST	•	· · ·	• • • • • • • • • • • • • • • • • • •	\$39.79
MUNICIPALITY CODE	- ,	•	13	•	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	•		6		minimistrialista marina marinima marini				inininiminiminini minimini
MUNICIPAL MILLAGE RATE		• • • • •	30.5	•	TOTAL DUE	· · · · ·			\$1,418.53
TOTAL MILLAGE RATE		• • •	66.5	• •	OVERBID				\$0.00
	•	• •	· · ·		TOTAL SALE				\$1,418.53

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[&]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 herek	by transfer all my rights, tit	le and interest in the real estate described on
the reverse side of this certifica	ate to <u>Cazenovia Creek F</u>	unding II, LLC
		Ma Ma
20191226000440200		James P. Meeks, Authorized Representative
Shelby Cnty Judge	2/2 \$18.00 of Probate, AL	Movember 30, 1018
12/26/2018 03:27:3	7 PM FILED/CERT	Date

HANNAH KERCE
Notary Public-State of South Carolina
My Commission Expires
October 20, 2027

Notary Public D12027

My Commission Expires