12/26/2018 03:27:39 PM FILED/CERT

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

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//13/05/21/2/000/001.072

MAP NUMBER: 13 5 21 2 000 CODE1: 18 CODE2: 00

SUB DIVISON1: TOCOA PARC PHASE 3

SUB DIVISON2: PRIMARY LOT: 305

SECONDARY LOT:

PRIMARYBLOCK:

TOWNSHIP1 20S

TOWNSHIP2 00

SECTION1 SECTION2 00

SECTION3 00

SECTION4 00 LOT DIM1 60.00 TOWNSHIP3 00 **TOWNSHIP4**

LOT DIM2 133.00

RANGE1 03W

RANGE2 00

RANGE3 00 RANGE4

ACRES 0.197

SQ FT 8,587.000

MAP BOOK: 25 PAGE: 124

MAP BOOK: 00 PAGE: 000

METES AND BOUNDS:

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO FOSTER STEPHANIE 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. \$47,716.85 MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TOWHOM ASSESSED				GROSS	EXMT	NET
FOSTER STEPHANIE			STATE TAX	\$91.00	\$26.00	\$65.00
		•	COUNTY TAX	\$105.00	\$15.00	\$90.00
112 TOCOA CIR	•		SCHOOL TAX	\$224.00	\$0.00	\$224.00
HELENA, AL 35080	•	•	DIST SCHOOL TAX	\$196.00	\$0.00	\$196.00
		 nevitantantiedentetantieinen en	CITY TAX 06	\$70.00	\$0.00	\$70.00
ASSESSED VALUE	•	\$14,000.00	FOREST TAX	\$0.00	\$0.00	\$0.00
CURRENT USE VALUE			TOTAL TAX	\$686.00	\$41.00	\$645.00
MARKET VALUE		\$140,000.00	HOSPITAL TAX	\$0.00	\$0.00	\$0.00
15% LIMIT	,	\$21,000.00	AMD778 TAX	\$0.00	\$0.00	\$0.00
· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		INTEREST		•	\$19.35
MUNICIPALITY CODE	, , , , , , , , , , , , , , , , , , ,	06	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		1 .	\$7.00
SCHOOL MILLAGE RATE	· · · · · · · · · · · · · · · · · · ·	16	BAD CHECK			\$0.00
DIST SCHOOL MILLAGE RATE		14				
MUNICIPAL MILLAGE RATE		5				\$716.85
TOTAL MILLAGE RATE	· · · · · · · · · · · · · · · · · · ·	1.49	OVERBID			\$47,000.00
			TOTAL SALE			\$47,716.85

GIVEN UNDER MY HAND, THIS 10TH DAY OF APRIL, 2018

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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 hereby transfer all my rights, title	e and interest in the real estate described on
the reverse side of this certificate to <u>Cazenovia Creek Fu</u>	nding II, LLC .
	Am Maria
	James P Meeks, Authorized Representative
20181226000449300 2/2 \$18.00 Shelby Cnty Judge of Probate, AL 12/26/2018 03:27:39 PM FILED/CERT	Movember 30,0018 Date
	Hanah Keice
•	10/20/2027 10/20/2027
	My Commission Expires