



20181226000449310 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/26/2018 03:27:40 PM FILED/CERT

CERT: 1967814  
Parcel: 13 1 01 4 001 011.001

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

RECEIPT # **37223**

**58/190**

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//13/01/01/4/001/011.001 DESCRIBED AS

**LEGAL DESCRIPTION**

MAP NUMBER: 13 1 01 4 000 CODE1: 00 CODE2: 00

SUB DIVISION1:

MAP BOOK: 00 PAGE: 000

SUB DIVISION2:

MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK:

SECONDARY LOT: SECONDARYBLOCK:

SECTION1 01 TOWNSHIP1 20S RANGE1 03W

SECTION2 00 TOWNSHIP2 00 RANGE2 00

SECTION3 00 TOWNSHIP3 00 RANGE3 00

SECTION4 00 TOWNSHIP4 RANGE4

LOT DIM1 200.00 LOT DIM2 258.28 ACRES 1.156

SQ FT 50,373.000

**METES AND BOUNDS:**

COM NE COR SE1/4 SE1/4 S191.48 TO POB; NW235.88 CONT NW22.99 NE200 ALG SE ROW HWY #31 SE258.28  
SW198.62 TO POB.

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **STRIKE FORE LLC** 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. **\$8,932.25** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

**TO WHOM ASSESSED**

**STRIKE FORE LLC**  
C/O DAVID SHEPHERD DMD  
2006 OLD MONTGOMERY HWY  
BIRMINGHAM, AL 35244

ASSESSED VALUE \$148,640.00  
CURRENT USE VALUE  
MARKET VALUE \$743,190.00  
15% LIMIT \$111,479.00

MUNICIPALITY CODE 08  
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 14  
TOTAL MILLAGE RATE 58

	GROSS	EXMT	NET
STATE TAX	\$966.16	\$0.00	\$966.16
COUNTY TAX	\$1,114.80	\$0.00	\$1,114.80
SCHOOL TAX	\$2,378.24	\$0.00	\$2,378.24
DIST SCHOOL TAX	\$2,080.96	\$0.00	\$2,080.96
CITY TAX 08	\$2,080.96	\$0.00	\$2,080.96
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$8,621.12	\$0.00	\$8,621.12
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$258.63
COLLECTOR FEE			\$15.00
ADVERTISING			\$25.50
PROBATE FEE			\$5.00
CERT MAIL			\$7.00
BAD CHECK			\$0.00
TOTAL DUE			\$8,932.25
OVERBID			\$0.00
TOTAL SALE			\$8,932.25

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

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."

**TRANSFER CERTIFICATE TO ANOTHER INDIVIDUAL OR COMPANY**

I, CC1 AL LLC, do hereby transfer all my rights, title and interest in the real estate described on the reverse side of this certificate to Cazenovia Creek Funding II, LLC.



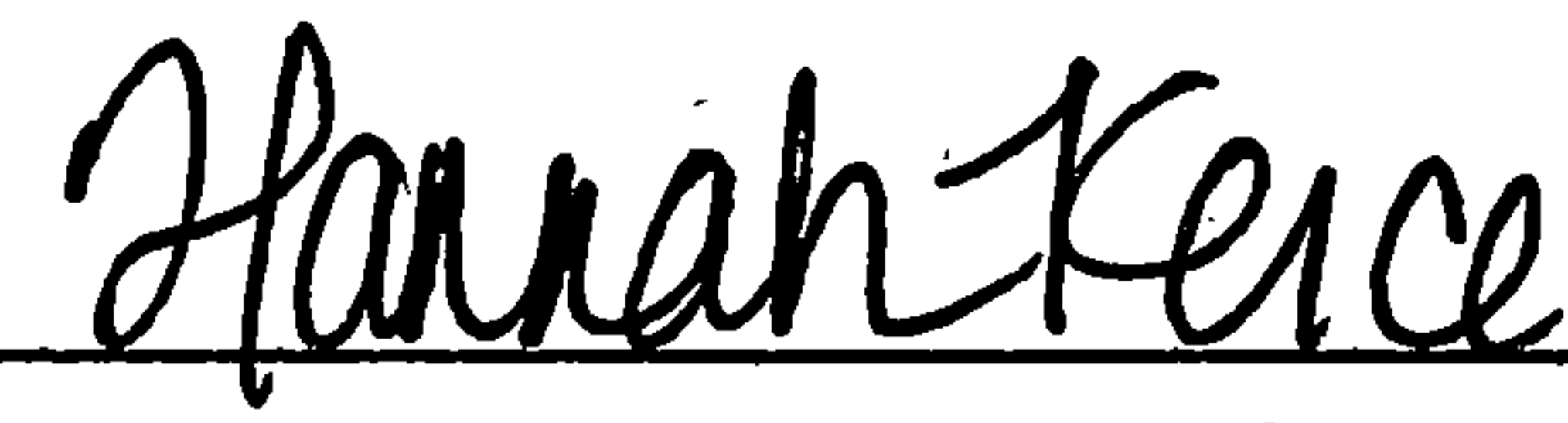
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James P. Meeks, Authorized Representative

November 30, 2018

Date





Notary Public

10/20/2027

My Commission Expires