

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA
CASE NO. PR-2019-000255
KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 17th day of February, 2014 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 **PACHECO BLANCA VILLA**, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 31st day of March, 2014, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale **INA GROUP LLC**, 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 redemption 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, **Allison S. Boyd**, 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 **GUARDIAN TAX PARTNERS INC**, who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **PACHECO BLANCA VILLA**, owner 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:

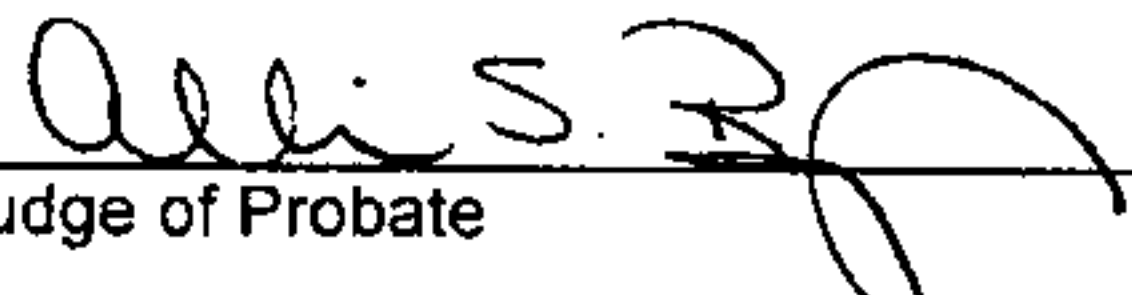
Parcel ID# 58//23/07/35/0/002/032.000 described as:

MAP NUMBER 23 7 35 0 000	CODE1: 02	CODE2: 00		
SUB DIVISION1: MONTE TIERRA 1 ST ADDITION			MAP BOOK: 05	PAGE: 114
SUB DIVISION2:			MAP BOOK: 00	PAGE: 000
PRIMARY LOT: 10	PRIMARYBLOCK: 000			
SECONDARY LOT:	SECONDARYBLOCK: 000			
SECTION1 35	TOWNSHIP1 21S	RANGE1 03W		
SECTION2 00	TOWNSHIP2 00	RANGE2 00		
SECTION3 00	TOWNSHIP3 00	RANGE3 00		
SECTION4 00	TOWNSHIP4	RANGE4		
LOT DIM1 100.00	LOT DIM2 190.00	ACRES 0.000	SQ FT	0.000

METES AND BOUNDS:

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said **GUARDIAN TAX PARTNERS INC** 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 4th day of April, 2019.



Judge 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 **Allison S. Boyd** 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, she, in her capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 4th day of April, 2019.

I certify this to be a true and correct copy Allison S. Boyd

Probate Judge
Shelby County

Date 4/4/19
pages 1
Initial lm



Lisa Traywick Morgan, Notary Public
My Commission Expires: 5/2/2020

Shelby County, AL 04/05/2019
State of Alabama
Deed Tax: \$35.50


20190405000110640 1/3 \$56.50
Shelby Cnty Judge of Probate, AL
04/05/2019 10:41:08 AM FILED/CERT



20190405000110640 2/3 \$56.50
Shelby Cnty Judge of Probate, AL
04/05/2019 10:41:08 AM FILED/CERT

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

RECEIPT # **77099**

54/275

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//23/07/35/0/002/032.000 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 23 7 35 0 000 CODE1: 02 CODE2: 00

SUB DIVISION1: MONTE TIERRA 1ST ADDITION

SUB DIVISION2:

PRIMARY LOT: 10

PRIMARYBLOCK: 000

SECONDARY LOT:

SECONDARYBLOCK: 000

MAP BOOK: 05 PAGE: 114

MAP BOOK: 00 PAGE: 000

SECTION1 35

TOWNSHIP1 21S

RANGE1 03W

SECTION2 00

TOWNSHIP2 00

RANGE2 00

SECTION3 00

TOWNSHIP3 00

RANGE3 00

SECTION4 00

TOWNSHIP4

RANGE4

LOT DIM1 100.00

LOT DIM2 190.00

ACRES 0.000

SQ FT 0.000

METES AND BOUNDS:

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **PACHECO BLANCA VILLA** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2013**; 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 17TH DAY OF FEBRUARY, 2014, 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 31ST DAY OF MARCH, 2014 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 **INA GROUP LLC** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$35,086.51** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED
PACHECO BLANCA VILLA

10 MONTE TERRA TRAIL
ALABASTER, AL 35007

ASSESSED VALUE \$22,860.00
CURRENT USE VALUE
MARKET VALUE \$114,240.00
15% LIMIT \$17,136.00

MUNICIPALITY CODE 01
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 0
TOTAL MILLAGE RATE 44

	GROSS	EXMT	NET
STATE TAX	\$148.59	\$0.00	\$148.59
COUNTY TAX	\$171.45	\$0.00	\$171.45
SCHOOL TAX	\$365.76	\$0.00	\$365.76
DIST SCHOOL TAX	\$320.04	\$0.00	\$320.04
CITY TAX 01	\$0.00	\$0.00	\$0.00
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$1,005.84	\$0.00	\$1,005.84
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$30.18
COLLECTOR FEE			\$15.00
ADVERTISING			\$24.00
PROBATE FEE			\$5.00
CERT MAIL			\$6.49
BAD CHECK			\$0.00
TOTAL DUE			\$1,086.51
OVERBID			\$34,000.00
TOTAL SALE			\$35,086.51

GIVEN UNDER MY HAND, THIS 8TH DAY OF APRIL, 2014

I CERTIFY THIS TO BE A TRUE AND CORRECT COPY

SHELBY COUNTY
PROPERTY TAX COMMISSIONER

Don Armstrong

Don Armstrong

PROPERTY TAX COMMISSIONER, SHELBY COUNTY

"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."

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Blanca Pacheco
Mailing Address _____

Grantee's Name Guardian Tax Partners Inc
Mailing Address 13525 Lynnam Dr
Omaha, NE 68138

Property Address 10 Monte Terra Trail
Alabaster, AL 35007

Date of Sale 4/4/2019
Total Purchase Price \$ 35,086.51
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Sale

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/5/19

Print Jeff Chapman
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

20190405000110640 3/3 \$56.50
Shelby Cnty Judge of Probate: AL
04/05/2019 10:41:08 AM FILED/CERT

Form RT-1