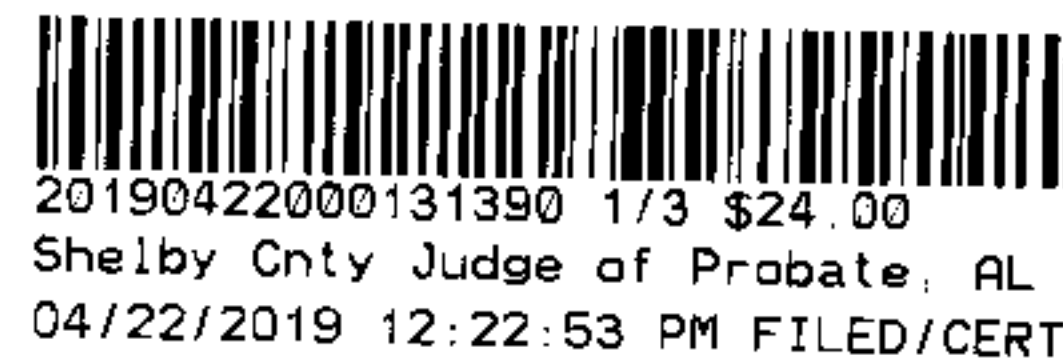


IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

CASE NO. PR-2019-000285



KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 15th day of February, 2016 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 **WILHITE FREDDIE F**, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 21st day of March, 2016, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale **ZEN PROPERTIES 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 **ZEN PROPERTIES LLC**, who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **WILHITE FREDDIE F**, 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//29/05/16/0/000/005.000 described as:

MAP NUMBER 29 5 00 0 000  
SUB DIVISION1:  
SUB DIVISION2:  
PRIMARY LOT:  
SECONDARY LOT:

CODE1: 00 CODE2: 00

MAP BOOK: 00 PAGE: 000  
MAP BOOK: 00 PAGE: 000

PRIMARYBLOCK:  
SECONDARYBLOCK:

SECTION1 16  
SECTION2 00  
SECTION3 00  
SECTION4 00  
LOT DIM1 210.89

TOWNSHIP1 22S  
TOWNSHIP2 00  
TOWNSHIP3 00  
TOWNSHIP4  
LOT DIM2 345.76

RANGE1 01W  
RANGE2 00  
RANGE3 00  
RANGE4  
ACRES 1.608 SQ FT 70,044.480

METES AND BOUNDS: COM SE COR SEC 16 W517.85 N213.17 TO POB; NE210 NW326.43 TO E ROW CO RD#86 SW  
ALG ROW 210.89 SE345.76 TO POB

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said **ZEN PROPERTIES LLC** 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 18<sup>th</sup> day of April, 2019.

Judge of Probate

Shelby County, AL 04/22/2019  
State of Alabama  
Deed Tax: \$3.00

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, he, in his capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.

I certify this to be a true and correct copy Given under my hand, this the 18<sup>th</sup> day of April, 2019.

Probate Judge

Date 4/18/19 Shelby County

# pages 2

Initial lm

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

**CERTIFICATE OF LAND SOLD FOR TAXES AND PURCHASED AT TAX SALE BY AN INDIVIDUAL**RECEIPT # **87507****56/503**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//29/05/16/0/000/005.000** DESCRIBED AS**LEGAL DESCRIPTION****MAP NUMBER:** 29 5 00 0 000 **CODE1:** 00 **CODE2:** 00**SUB DIVISION1:****SUB DIVISION2:****PRIMARY LOT:** **PRIMARYBLOCK:** 000**SECONDARY LOT:** **SECONDARYBLOCK:** 000**MAP BOOK:** 00 **PAGE:** 000**MAP BOOK:** 00 **PAGE:** 000

<b>SECTION1</b> 16	<b>TOWNSHIP1</b> 22S	<b>RANGE1</b> 01W
<b>SECTION2</b> 00	<b>TOWNSHIP2</b> 00	<b>RANGE2</b> 00
<b>SECTION3</b> 00	<b>TOWNSHIP3</b> 00	<b>RANGE3</b> 00
<b>SECTION4</b> 00	<b>TOWNSHIP4</b>	<b>RANGE4</b>
<b>LOT DIM1</b> 210.89	<b>LOT DIM2</b> 345.76	<b>ACRES</b> 1.608

**SQ FT** 70,044.480**METES AND BOUNDS:**

COM SE COR SEC 16 W517.85 N213.17 TO POB; NE210 NW326.43 TO E ROW CO RD#86 SW ALG ROW 210.89 SE345.76 TO POB

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **WILHITE FREDDIE F** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2015**; 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 15TH DAY OF FEBRUARY, 2016, 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 21ST DAY OF MARCH, 2016 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 **ZEN PROPERTIES LLC** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$2,564.02** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

**TO WHOM ASSESSED**  
**WILHITE FREDDIE F**426 HWY 116  
MONTEVALLO, AL 35115

ASSESSED VALUE	\$11,320.00
CURRENT USE VALUE	
MARKET VALUE	\$56,510.00
15% LIMIT	\$8,477.00

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

	<b>GROSS</b>	<b>EXMT</b>	<b>NET</b>
STATE TAX	\$73.58	\$0.00	\$73.58
COUNTY TAX	\$84.90	\$0.00	\$84.90
SCHOOL TAX	\$181.12	\$0.00	\$181.12
DIST SCHOOL TAX	\$158.48	\$0.00	\$158.48
CITY TAX 01	\$0.00	\$0.00	\$0.00
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$498.08	\$0.00	\$498.08
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$14.94
COLLECTOR FEE			\$15.00
ADVERTISING			\$24.00
PROBATE FEE			\$5.00
CERT MAIL			\$7.00
BAD CHECK			\$0.00
TOTAL DUE			\$564.02
OVERBID			\$2,000.00
TOTAL SALE			\$2,564.02

GIVEN UNDER MY HAND, THIS 21ST DAY OF MARCH, 2016

SHELBY COUNTY  
PROPERTY TAX COMMISSIONER*Don Armstrong*  
20190422000131390 2/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
04/22/2019 12:22:53 PM FILED/CERT

"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 Judge of Probate  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Zen Properties, LLC  
Mailing Address P.O. Box 441  
Columbia AL  
35051

Property Address 6474 Hwy 86  
Calera AL  
35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 2564.02  
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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 5/22/19

Print Richard G. Williams

Unattested

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

20190422000131390 3/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
04/22/2019 12:22:53 PM FILED/CERT

Verified by)

Form RT-1