

Shelby County
Assignment of Tax Sale Certificate

KNOW ALL MEN BY THESE PRESENTS, that FNA NP, LLC
has transferred, sold, conveyed and assigned:

Parcel Number: *See Attached Ex. A



20190528000181070 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/28/2019 11:32:23 AM FILED/CERT

and hereby assigns, transfers, conveys and sells, all of its right, title and interest, now owned or hereafter acquired, in and to a tax lien arising under the laws of the State of Alabama, and the certificate of purchase related thereto, as described in the attachments thereto, to:

Name Guardian Tax AL, LLC

Address 13575 Lynam Dr

City, ST, Zip Omaha NE 68138

Phone [REDACTED]

to own and treat as its sole and separate property, with all rights and powers arising upon ownership thereof.

By: X [Signature]

(Authorized agent)

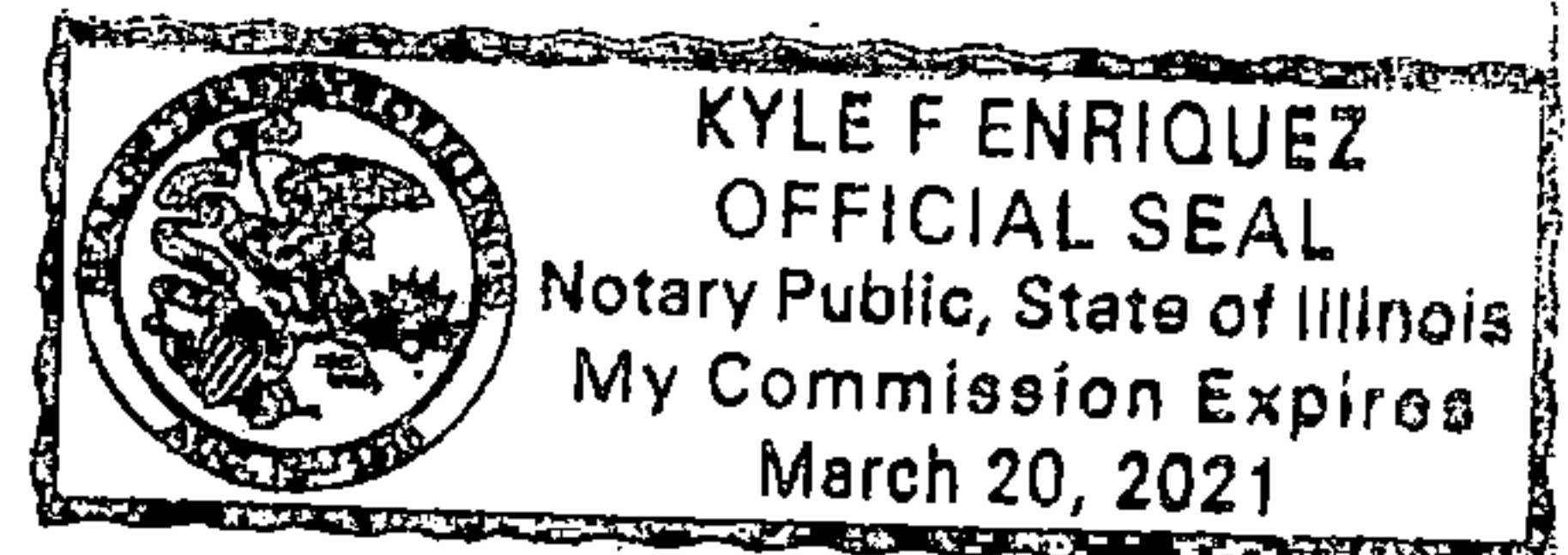
Company: FNA NP, LLC

Sworn to and subscribed before me on

This 29th day of April, 2019

[Signature]

NOTARY PUBLIC



My Commission Expires: 3/20/21

NOTE: THIS ORIGINAL, COMPLETED, NOTARIZED DOCUMENT MUST BE RETURNED TO LAND REDEMPTIONS IN ORDER FOR THE TRANSFER TO BE COMPLETE.

Exhibit A

County	Tax Year	Purchase Date	PI N	Cert / PPIN	Property Address	Seller Name	Buyer Name
Shelby	2015	3/21/2016	10 1 02 0 993 081.004	23009	135 CAMBRIAN WAYBIRMINGHAM AL 35242,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	27 4 19 3 001 007.000	80810	25 Aldrich RoadMontevallo, AL,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	23 7 26 0 006 005.000	77120	121 Park Forest TerAlabaster, AL,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	09 3 08 0 005 054.000	16666	6060 Eagle Point CircleBirmingham, AL,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	23 5 21 0 003 012.000	74837	161 GRANDE CLUB DRMAYLENE AL 35114,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	28 5 21 1 001 025.000	85778	7910 Hwy 31Calera, AL,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	23 6 23 1 001 016.000	76227	315 JOYE LNALABASTER AL 35007,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	29 6 24 0 001 029.000	87689	216 County Rd 303Shelby, AL,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	09 5 21 0 000 001.198	18219	120 Landale DrSterrett, AL,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	13 4 20 1 009 002.000	40058	205 Bentmoor LnHelena, AL,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	13 4 20 1 009 032.000	40088	210 Bentmoor LnHelena, AL,	FNA NP, LLC	Guardian Tax AL, LLC
Shelby	2015	3/21/2016	20 8 27 0 000 028.000	63381	3145 HWY 77 NORTHCOLUMBIANA AL 35051,	FNA NP, LLC	Guardian Tax AL, LLC



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20190528000181070 3/3 \$21.00
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CERTIFICATE OF LAND SOLD FOR TAXES AND PURCHASED AT TAX SALE BY AN INDIVIDUAL

RECEIPT # **74837**

56/189

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//23/05/21/0/003/012.000 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 23 5 21 0 000 CODE1: 07 CODE2: 00

SUB DIVISON1: GRANDE VIEW ESTATES GIVIANPOUR ADDN TO ALABASTER

MAP BOOK: 20 PAGE: 111

MAP BOOK: 00 PAGE: 000

SUB DIVISON2:

PRIMARY LOT: 12

PRIMARYBLOCK:

3RD ADDN

SECONDARY LOT:

SECONDARYBLOCK:

SECTION1 21

TOWNSHIP1 21S

RANGE1 03W

SECTION2 00

TOWNSHIP2 00

RANGE2 00

SECTION3 00

TOWNSHIP3 00

RANGE3 00

SECTION4 00

TOWNSHIP4

RANGE4

LOT DIM1 80.32

LOT DIM2 232.77

ACRES 0.458

SQ FT 19,960.000

METES AND BOUNDS:

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **MCKITCHEN SHAWNITA** 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 **FNA NP LLC** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$66,033.29** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED			GROSS	EXMT	NET
MCKITCHEN SHAWNITA		STATE TAX	\$119.73	\$26.00	\$93.73
		COUNTY TAX	\$138.15	\$15.00	\$123.15
		SCHOOL TAX	\$294.72	\$0.00	\$294.72
		DIST SCHOOL TAX	\$257.88	\$0.00	\$257.88
		CITY TAX 02	\$184.20	\$0.00	\$184.20
		FOREST TAX	\$0.00	\$0.00	\$0.00
		TOTAL TAX	\$994.68	\$41.00	\$953.68
		HOSPITAL TAX	\$0.00	\$0.00	\$0.00
		AMD778 TAX	\$0.00	\$0.00	\$0.00
		INTEREST			\$28.61
		COLLECTOR FEE			\$15.00
		ADVERTISING			\$24.00
		PROBATE FEE			\$5.00
		CERT MAIL			\$7.00
		BAD CHECK			\$0.00
		TOTAL DUE			\$1,033.29
		OVERBID			\$65,000.00
		TOTAL SALE			\$66,033.29
ASSESSED VALUE	\$18,420.00				
CURRENT USE VALUE					
MARKET VALUE	\$184,200.00				
15% LIMIT	\$27,630.00				
MUNICIPALITY CODE	02				
ASSESSMENT CLASS	03				
STATE MILLAGE RATE	6.5				
COUNTY MILLAGE RATE	7.5				
SCHOOL MILLAGE RATE	16				
DIST SCHOOL MILLAGE RATE	14				
MUNICIPAL MILLAGE RATE	10				
TOTAL MILLAGE RATE	54				

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

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."