

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



20190528000181120 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/28/2019 11:32:28 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)

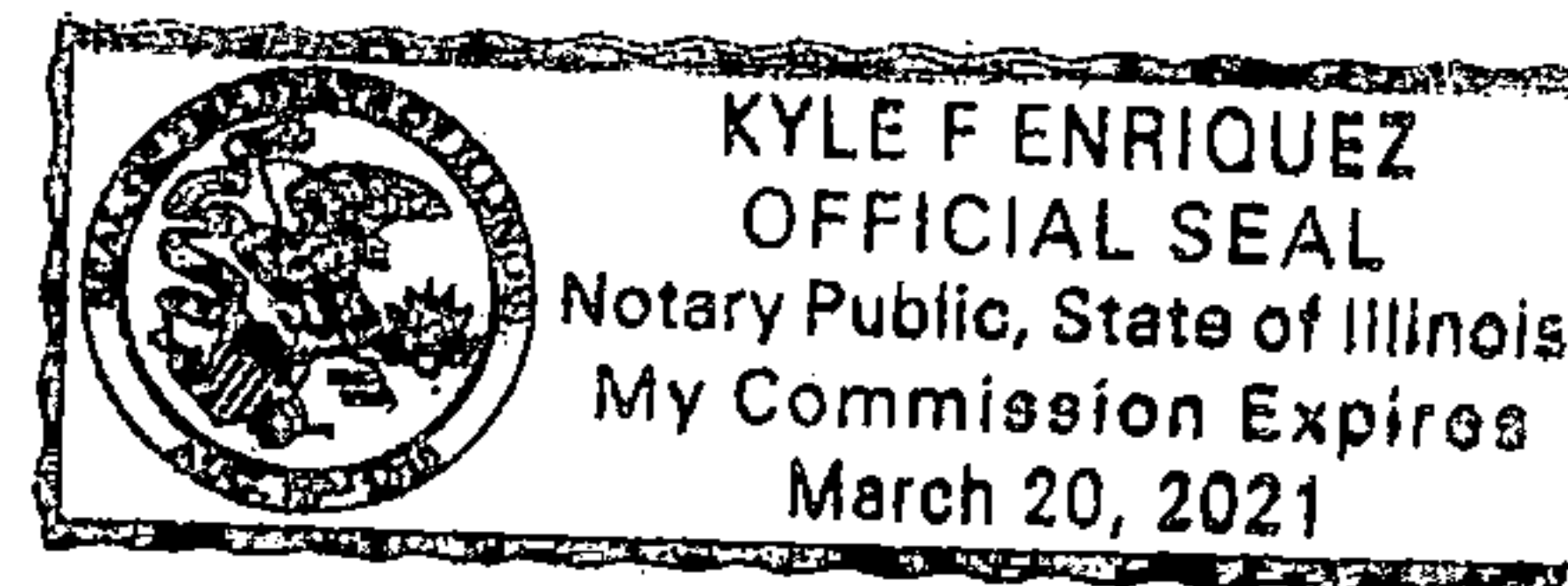
Company: FNA NP, LLC

Sworn to and subscribed before me on

This 29<sup>th</sup> 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	PIN	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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**CERTIFICATE OF LAND SOLD FOR TAXES AND PURCHASED AT TAX SALE BY AN INDIVIDUAL**

RECEIPT # **40058**

**56/494**

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//13/04/20/1/009/002.000** DESCRIBED AS

**LEGAL DESCRIPTION**

**MAP NUMBER:** 13 4 20 1 000 **CODE1:** 16 **CODE2:** 00

**SUB DIVISION1:** OLD CAHABA 1ST ADDN PHASE 3

**MAP BOOK:** 28 **PAGE:** 133

**SUB DIVISION2:**

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

**PRIMARY LOT:** 1101

**PRIMARYBLOCK:**

& COMMON AREA INTEREST

**SECONDARY LOT:**

**SECONDARYBLOCK:**

**SECTION1** 20

**TOWNSHIP1** 20S

**RANGE1** 03W

**SECTION2** 00

**TOWNSHIP2** 00

**RANGE2** 00

**SECTION3** 00

**TOWNSHIP3** 00

**RANGE3** 00

**SECTION4** 00

**TOWNSHIP4**

**RANGE4**

**LOT DIM1** 65.00

**LOT DIM2** 100.00

**ACRES** 0.000

**SQ FT** 0.000

**METES AND BOUNDS:**

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **WEEKLEY J. ROY** 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. **\$404.29** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED			GROSS	EXMT	NET	
WEEKLEY J. ROY			STATE TAX	\$45.50	\$0.00	\$45.50
			COUNTY TAX	\$52.50	\$0.00	\$52.50
1423 LONGBROOK DR NE			SCHOOL TAX	\$112.00	\$0.00	\$112.00
CULLMAN, AL 35055			DIST SCHOOL TAX	\$98.00	\$0.00	\$98.00
			CITY TAX 06	\$35.00	\$0.00	\$35.00
ASSESSED VALUE		\$7,000.00	FOREST TAX	\$0.00	\$0.00	\$0.00
CURRENT USE VALUE			TOTAL TAX	\$343.00	\$0.00	\$343.00
MARKET VALUE		\$35,000.00	HOSPITAL TAX	\$0.00	\$0.00	\$0.00
15% LIMIT		\$5,250.00	AMD778 TAX	\$0.00	\$0.00	\$0.00
			INTEREST			\$10.29
MUNICIPALITY CODE		06	COLLECTOR FEE			\$15.00
ASSESSMENT CLASS		02	ADVERTISING			\$24.00
STATE MILLAGE RATE		6.5	PROBATE FEE			\$5.00
COUNTY MILLAGE RATE		7.5	CERT MAIL			\$7.00
SCHOOL MILLAGE RATE		16	BAD CHECK			\$0.00
DIST SCHOOL MILLAGE RATE		14				
MUNICIPAL MILLAGE RATE		5	TOTAL DUE			\$404.29
TOTAL MILLAGE RATE		49	OVERBID			\$0.00
			TOTAL SALE			\$404.29

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."