

THIS DOCUMENT WAS PREPARED BY WESLEY SIMS – 500 KAREY DR, BIRMINGHAM, AL 35215
ANGEL RIVERA (BUYER), will pay **WESLEY SIMS** (SELLER) EIGHT HUNDRED DOLLARS (\$800) CASH

SEND TAX NOTICE TO:
ANGEL RIVERA
194 Flagstone Ln
Calera, AL 35040

STATE OF ALABAMA }
COUNTY OF SHELBY }

TAX CERTIFICATE/LIEN ASSIGNMENT

This agreement is made this 24th day of February, 2020, by and between **Wesley Sims**, a married man, and **Angel Rivera**. KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Eight Hundred Dollars (\$800) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SELLER does assign unto BUYER all of his/her right, title and interest from Alabama State Tax sale in and to the following described lands in SHELBY County, Alabama:

Parcel #: 582805164001042002

Legally Described as:

SUB DUNSTANS 63-66 81-84 99-102 131-134 141-148 155-16 L3 B131 MB00 MP001 DIM 50x165 S16 T22S R02W

It is expressly agreed that this TAX CERTIFICATE/LIEN ASSIGNMENT includes the entire agreement of Purchaser and Seller. This assignment shall be binding upon the heirs, personal representatives, successors and assigns of both Purchaser and Seller. This assignment agreement shall be interpreted and enforced in accordance with the laws of the State of Alabama.

Angel Rivera

194 Flagstone Ln
Calera, AL 35040

Angel R. Rivera (BUYER)

Wesley Sims

500 Karey Dr
Birmingham, AL 35215

Wesley Sims (SELLER)

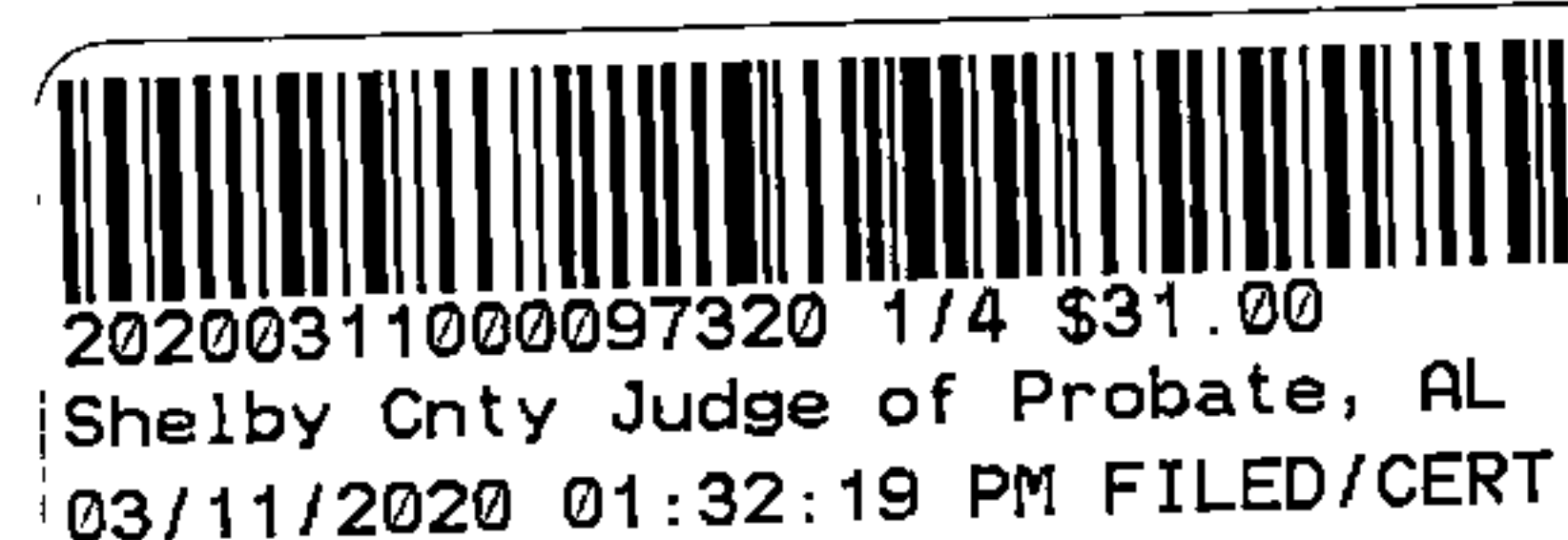
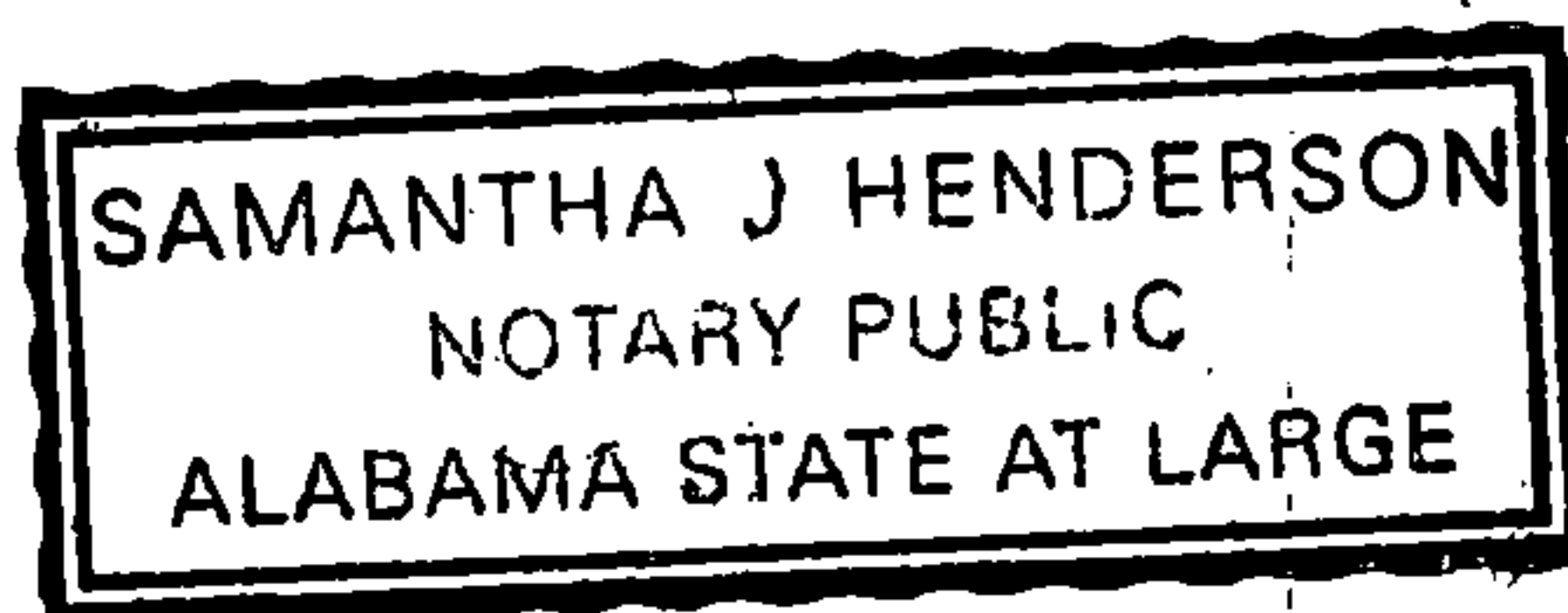
Official Witness

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wesley Sims whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of February, 2020.

Samantha J. Henderson
Notary Public
My Commission Expires: 6-14-23





CERTIFICATE OF LAND SOLD AND BOUGHT BY THE STATE

RECEIPT # 86556

58/204

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//28/05/16/4/001/042.002 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 28 5 16 4 000 CODE1: 01 CODE2: 00.

SUB DIVISON1: DUNSTANS 63-66.81-84 99-102 131-134 141-148 155-16

SUB DIVISON2:

PRIMARY LOT: 3

PRIMARYBLOCK: 131

SECONDARY LOT:

SECONDARYBLOCK:

SECTION1 16

TOWNSHIP1 22S

RANGE1 02W

SECTION2 00

TOWNSHIP2 00

RANGE2 00

SECTION3 00

TOWNSHIP3 00

RANGE3 00

SECTION4 00

TOWNSHIP4

RANGE4

LOT DIM1 50.00

LOT DIM2 165.00

ACRES 0.000

SQ FT 0.000

METES AND BOUNDS:

58-18-0655

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO: **TYES EDWARD & MARY** 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 NO PERSON HAVING BID FOR SUCH LAND AN AMOUNT SUFFICIENT TO PAY TAXES, COST AND FEES DUE THEREON, I, AS SUCH PROPERTY TAX COMMISSIONER, BID IN SUCH LAND FOR **THE STATE OF ALABAMA** FOR THE AMOUNT OF SUCH TAXES, COSTS AND FEES, AGGREGATING THE SUM OF **\$149.28** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED		GROSS	EXMT	NET	
TYES EDWARD & MARY		STATE TAX	\$11.31	\$0.00	\$11.31
		COUNTY TAX	\$13.05	\$0.00	\$13.05
		SCHOOL TAX	\$27.84	\$0.00	\$27.84
		DIST SCHOOL TAX	\$24.36	\$0.00	\$24.36
		CITY TAX 03	\$17.40	\$0.00	\$17.40
		FOREST TAX	\$0.00	\$0.00	\$0.00
		TOTAL TAX	\$93.96	\$0.00	\$93.96
		HOSPITAL TAX	\$0.00	\$0.00	\$0.00
		AMD778 TAX	\$0.00	\$0.00	\$0.00
		INTEREST			\$2.82
		COLLECTOR FEE			\$15.00
		ADVERTISING			\$25.50
		PROBATE FEE			\$5.00
		CERT MAIL			\$7.00
		BAD CHECK			\$0.00
		TOTAL DUE			\$149.28
		OVERBID			
		TOTAL SALE			\$149.28

1944 18TH ST	
CALERA, AL 35040	
ASSESSED VALUE	\$1,740.00
CURRENT-USE VALUE	
MARKET VALUE	\$8,700.00
15% LIMIT	\$1,305.00
MUNICIPALITY CODE	03
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	10
TOTAL MILLAGE RATE	54

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

SHELBY COUNTY

PROPERTY TAX COMMISSIONER

Don Armstrong

20200311000097320 2/4 \$31.00
Shelby Cnty Judge of Probate, AL
03/11/2020 01:32:19 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."



DON ARMSTRONG
PROPERTY TAX COMMISSIONER
P. O. BOX 1269
COLUMBIANA, ALABAMA 35051



ParcelNo: 28 5 16 4 001 042.002
Owner: RIVERA ANGEL
Address: 194 FLAGSTONE LN
CALERA AL 35040

Appl. Date: 3/11/2020 1:21:13 PM
Tax Year: 2020
Status: COMPLETED

Case No.: PA066249
Assessor: PAMELA KING
Old Owner: STATE OF ALABAMA

Assessment Summary

AssessmentInfo

Exempt Code:
Mun Code: 03
Over65 Code:
Disability Code:
Prop Class: 2
School Dist: 2
School Dist2:
ClassTax Year: 2020
ExemptTax Year: 2021
Class Use:
Eff. Date:
Instr.Nbr:
Sale Price: \$0.00
Remarks: RB 041 PG 634;PER
C/S#58180055
(2020);

Legal Desc

SEC: 16
TWP: 22S
RNG: 02W
Deed Acr: 0.000
Est Acr: 0.000
Plat Bk: 00
Page: 001
SubName: DUNSTANS 63-66 81-84
99-102 131-134 141-148
155-16
Lot: 3
Block: 131
Sector:
Phase:
Tract:
Remarks:

Improvement

Const Began: Const Completed:
SQ.FT: Story:
Rooms:

BathRooms

FullBath: Half Bath:
F5WHP: 5Fx:
4FxWP: 4Fx:
3Fx: 2Fx:
Ext. Type: HVACType:

Flooring

FLCarpet: FLVinyl:
FLHarwood: FLEtc.:

Fire Place

FPPrefab: FPRegular:

Basement

BSMTFull: BSMTPartial:
BSMTUnfinished:

Upper Floor

UP2: H075:
H050: HUnfinished:

Decal Number

Property Address

AL

Oath to be administered to Taxpayer, "I do solemnly swear that the foregoing list of property returned by me **RIVERA ANGEL** is a full And complete return of all the property owned by **RIVERA ANGEL** Or in which **RIVERA ANGEL** had any interest whatever, the situs of which for taxation, or exemption from Taxation is This county, on the first of October of the present year, and that the statement of the amount of fire insurance carried hereon is correct, and that the names and, where known, the addresses of companies, firms, associations, exchanges or other organizations carrying such insurance are correct to my personal knowledge, and of the improvements on lands listed in the foregoing scheme so help me God. **RIVERA ANGEL** Subscribed and sworn to before me this the 11 day of MARCH 2020.

PAMELA KING I hereby certify that before taking the foregoing assessment list, I administered the oath required to be administered under Section 32, Revenue Act 1935, to taxpayer or agent making this return that I interrogated the said party as the law directs in regard to the same.

OWNER

ACCEPTED BY

PROPERTY TAX COMMISSIONER

Angel B. Rivera

Don Armstrong

Don Armstrong



20200311000097320 3/4 \$31.00
Shelby Cnty Judge of Probate, AL
03/11/2020 01:32:19 PM FILED/CERT



DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2019

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 3/11/2020

PARCEL: 28 5 16 4 001 042.002
CORPORATION: I
OWNER: STATE OF ALABAMA
C/O RIVERA ANGEL
ADDRESS: 194 FLAGSTONE LN
CALERA, AL 35040
EXEMPT CODE:
OVER 65 CODE: DISABILITY CODE:
PROP. CLASS: 05 SCHOOL DIST: 2
OVR ASD VALUE:

LAND VALUE 10% \$0
LAND VALUE 20% \$10,500
CURRENT USE VALUE \$0

MUN CODE: 03 CALERA
EXM OVERRIDE AMT: \$0
HS YEAR: 0

TOTAL MARKET VALUE: \$10,500

CLASS USE
FOREST ACRES: 0 TAX SALE: X
PREV. YEAR VALUE: \$8,700
PARENT PARCEL:
REMARKS:
Last Modified: 7/31/2018 9:39:24 PM IN TAXSALE
SWMA_FEE
Property Address:
Contiguous Parcels:

ASSMT. FEE:
BOE VALUE: \$10,500

RB 041 PG 634;

CURR ASSMT: [NONE] MTG CODE: - LOAN: ACCOUNT NO: 12803297
Sort Code: RT03297

ASSESSMENT/TAX	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	03	\$2,100	\$13.65	\$2,100	\$13.65	\$0.00
COUNTY	2	03	\$2,100	\$15.75	\$2,100	\$15.75	\$0.00
SCHOOL	2	03	\$2,100	\$33.60	\$2,100	\$33.60	\$0.00
DIST SCHOOL	2	03	\$2,100	\$29.40	\$2,100	\$29.40	\$0.00
CITY	2	03	\$2,100	\$21.00	\$2,100	\$21.00	\$0.00
FOREST	05	03	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$2,100.00 \$113.40 GRAND TOTAL: \$0.00
Shelby Tax

INST NUMBER	INSTRUMENTS	DATE	SALE DATE	SALE PRICE	SALES INFORMATION	SALE TYPE	RATIOABLE
No Sales Information on Record							

LEGAL DESCRIPTION

MAP NUMBER: 28 5 16 4 000 CODE1: 01 CODE2: 00
SUB DIVISON1: DUNSTANS 63-66 81-84 99-102 131-134 141-148 155-16
SUB DIVISON2:

MAP BOOK: 00 PAGE: 001
MAP BOOK: 00 PAGE: 000

PRIMARY LOT: 3 PRIMARYBLOCK: 131
SECONDARY LOT: SECONDARYBLOCK:

SECTION1 16	TOWNSHIP1 22S	RANGE1 02W
SECTION2 00	TOWNSHIP2 00	RANGE2 00
SECTION3 00	TOWNSHIP3 00	RANGE3 00
SECTION4 00	TOWNSHIP4	RANGE4
LOT DIM1 50.00	LOT DIM2 165.00	ACRES 0.000 SQ FT 0.000

METES AND BOUNDS:
REMARKS:

TAX SALE

Tax Year	Entity Name.	Mailing Address
4/10/2018 SOLD 2017	SOLD 4/2/2018 FOR 2017 TAXES FROM: TYES EDWARD & MARY TO: STATE OF ALABAMA -- DOC #58-204	
2019	STATE OF ALABAMA C/O RIVERA ANGEL	194 FLAGSTONE LN, CALERA AL - 35040
2018	STATE OF ALABAMA	, MONTGOMERY AL - 36130
2017	TYES EDWARD & MARY	1944 18TH ST, CALERA AL - 35040
2016	TYES EDWARD & MARY	1944 18TH ST, CALERA AL - 35040
2015	TYES EDWARD & MARY	PO BOX 29, CALERA AL - 35040
2014	TYES EDWARD & MARY	PO BOX 24, JEMISON AL - 35085
2013	TYES EDWARD & MARY	PO BOX 24, JEMISON AL - 35085
2012	TYES EDWARD & MARY	PO BOX 24, JEMISON AL - 35085
2011	TYES EDWARD & MARY	PO BOX 24, JEMISON AL - 35085
2010	TYES EDWARD & MARY	PO BOX 24, JEMISON AL - 35085
2009	TYES EDWARD & MARY	PO BOX 24, JEMISON AL - 35085
2008	TYES EDWARD & MARY	PO BOX 24, JEMISON AL - 35085
2007	TYES EDWARD & MARY	PO BOX 24, JEMISON AL - 35085
2006	TYES EDWARD & MARY	PO BOX 24, JEMISON AL - 35085
2005	TYES EDWARD & MARY	PO BOX 24, JEMISON AL - 35085

20200311000097320 4/4 \$31.00
Shelby Cnty Judge of Probate, AL
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