

20201116000522900 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
11/16/2020 01:12:00 PM FILED/CERT

Shelby County, AL 11/16/2020  
State of Alabama  
Deed Tax:\$1.00

THE STATE OF ALABAMA SHELBY COUNTY

CASE NO. PR-2020-000850  
KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 4<sup>th</sup> day of April, 2011, 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 MORRISON JAMES the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 2nd day of May, 2011, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale the State of Alabama 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 BRENDA D ESSIX who is the present owner and holder of said certificate of purchase all the right, title and interest of the said MORRISON JAMES 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 # 58//36/03/05/0/000/002.000 AS:

MAP NUMBER 36 3 00 0 000 CODE1: 00 CODE2: 00  
SUB DIVISION1:  
SUB DIVISION2:  
PRIMARY LOT: PRIMARYBLOCK:  
SECONDARY LOT: SECONDARYBLOCK:

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

SECTION1 05	TOWNSHIP1 24N	RANGE1 12E
SECTION2 00	TOWNSHIP2 00	RANGE2 00
SECTION3 00	TOWNSHIP3 00	RANGE3 00
SECTION4 00	TOWNSHIP4	RANGE4
LOT DIM1 580.00	LOT DIM2 594.00	ACRES 6.350 SQ FT 276,606.000

METES AND BOUNDS: BEG @ NE COR NW1/4 TH W ALG N LN OF SEC 590'(S) TH S 594(S) TH E 590'(S) TH NTO POB LESS RR ROW

being situated in said county and state, to have and to hold the same, the said right, title and interest unto the said BRENDA D ESSIX and her 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 10<sup>th</sup> day of November, 2020.

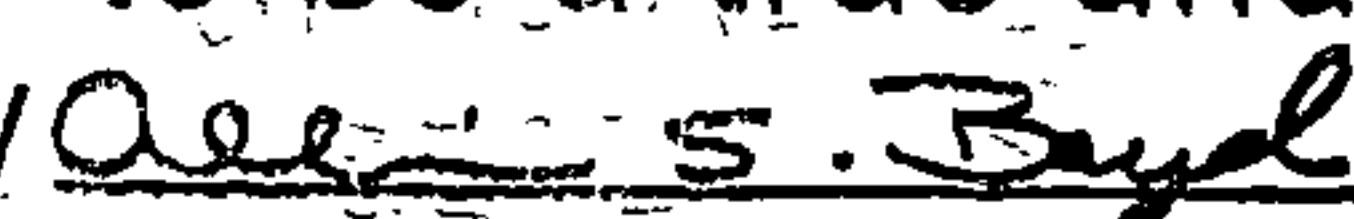
  
Judge of Probate

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 10<sup>th</sup> day of November 2020.

  
Lisa Traywick Morgan - Notary Public  
My Commission Expires: 4/16/2024

I certify this to be a true and correct copy 

Probate Judge  
Shelby County

Date 11/10/2020

# pages 1

Initial lm

**STATE OF ALABAMA\***  
**MONTGOMERY COUNTY\***

WHEREAS BRENDA D ESSIX of SHANNON, AL has paid into the State Treasury of the State of Alabama, the sum of FIVE HUNDRED SIXTY THREE DOLLARS & EIGHT CENTS(\$563.08) for the assignment of the within Certificate of Sale.

AND, WHEREAS, said sum appears to be sufficient amount to cover the charges now due on said certificate.

The amount bid by the state  
at the Tax Sale.

\$223.94


Subsequent taxes and interest  
(This amount does not include taxes for the  
current assessing year.)

\$339.14

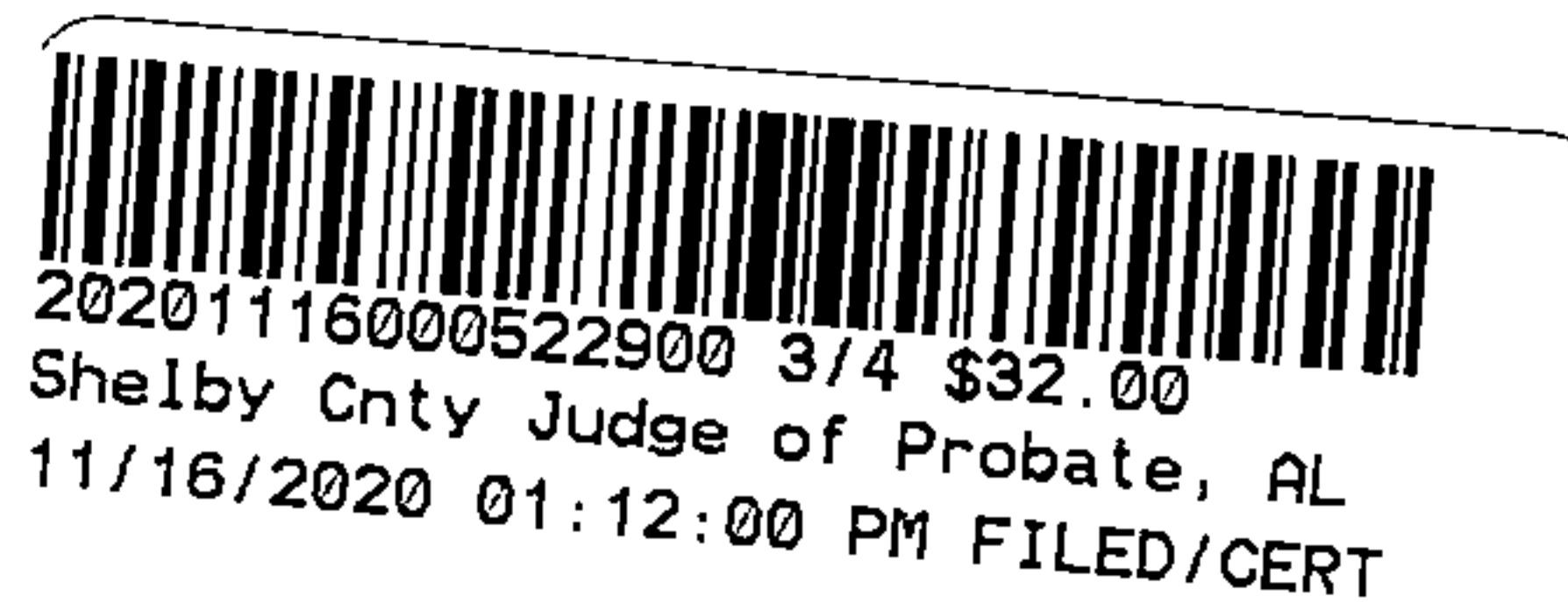
NOW, THEREFORE, the State Land Commissioner of the State of Alabama, under and by virtue of the authority in him/her vested by law, does hereby transfer and assign to the said BRENDA D ESSIX the within Certificate of Sale.

DONE AT THE CAPITOL, Montgomery, Alabama, this the 8th of March, 2013

  
STATE LAND COMMISSIONER

  
20201116000522900 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
11/16/2020 01:12:00 PM FILED/CERT





CERTIFICATE OF LAND SOLD AND BOUGHT BY THE STATE

RECEIPT # 152

51/629

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//36/03/05/0/000/002.000 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 36 3 00 0 000 CODE1: 00 CODE2: 00

SUB DIVISON1:

MAP BOOK: 00 PAGE: 000

SUB DIVISON2:

MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK: 000

SECONDARY LOT: SECONDARYBLOCK: 000

SECTION1 05 TOWNSHIP1 24N RANGE1 12E

SECTION2 00 TOWNSHIP2 00 RANGE2 00

SECTION3 00 TOWNSHIP3 00 RANGE3 00

SECTION4 00 TOWNSHIP4 RANGE4

LOT DIM1 580.00 LOT DIM2 594.00 ACRES 6.350

SQ FT 276,606.000

METES AND BOUNDS:

BEG @ NE COR NW1/4 TH W ALG N LN OF SEC 590'(S) TH S 594(S) TH E 590'(S) TH NTO POB LESS RR ROW

58-11-0629  
WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **MORRISON JAMES** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2010**; 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 4TH DAY OF APRIL, 2011, 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 MAY, 2011 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 **\$223.94** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED		GROSS	EXMT	NET	
MORRISON JAMES		STATE TAX	\$19.50	\$0.00	\$19.50
% MARY LOUISE GRANT		COUNTY TAX	\$22.50	\$0.00	\$22.50
PO BOX 199		SCHOOL TAX	\$48.00	\$0.00	\$48.00
SHANNON, AL 35142		DIST SCHOOL TAX	\$42.00	\$0.00	\$42.00
		CITY TAX 01	\$0.00	\$0.00	\$0.00
		FOREST TAX	\$0.00	\$0.00	\$0.00
ASSESSED VALUE	\$3,000.00	TOTAL TAX	\$132.00	\$0.00	\$132.00
CURRENT USE VALUE		HOSPITAL TAX	\$0.00	\$0.00	\$0.00
MARKET VALUE	\$15,000.00	AMD778 TAX	\$0.00	\$0.00	\$0.00
15% LIMIT	\$2,250.00	INTEREST			\$5.94
		COLLECTOR FEE			\$15.00
		ADVERTISING			\$60.00
		PROBATE FEE			\$5.00
		CERT MAIL			\$6.00
		BAD CHECK			\$0.00
MUNICIPALITY CODE	01	TOTAL DUE			\$223.94
ASSESSMENT CLASS	02	OVERBID			
STATE MILLAGE RATE	6.5	TOTAL SALE			\$223.94
COUNTY MILLAGE RATE	7.5				
SCHOOL MILLAGE RATE	16				
DIST SCHOOL MILLAGE RATE	14				
MUNICIPAL MILLAGE RATE	0				
TOTAL MILLAGE RATE	44				

GIVEN UNDER MY HAND, THIS 10TH DAY OF MAY, 2011

SHELBY COUNTY

PROPERTY TAX COMMISSIONER

*Don Armstrong*



# Real Estate Sales Validation Form

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

Grantor's Name State of Alabama  
Mailing Address Montgomery, AL

Grantee's Name Brenda D. Essix  
Mailing Address P.O. Box 199  
Shannon, AL 35142

Property Address Parcel#  
58 36 03 05 0 000 002. 000  
Map# 36 3 00 0 000

Date of Sale 3-8-2013

Total Purchase Price \$ 563.08

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 Certificate of 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 \_\_\_\_\_

Print Brenda D. Essix

Unattested

Sign Brenda D. Essix

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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