

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA  
CASE NO. PR-2021-000176  
KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 20th day of February, 2017 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 **BEAUMONT VILLAGE LLC**, the owners of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 27th day of March, 2017, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale **FNA DZ, LLC FBO WSFS**, 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 **FNA DZ, LLC FBO WSFS**, who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **BEAUMONT VILLAGE LLC**, owners 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//10/01/01/0/001/003.056 DESCRIBED AS:

MAP NUMBER 10 1 01 0 001	CODE1: 72 CODE2: 60		
SUB DIVISION1: BEAUMONT VILLAGE LAND CONDO 4 <sup>TH</sup> AMENDED		MAP BOOK: 42	PAGE: 076
SUB DIVISION2: BEAUMONT VILLAGE LAND CONDO 3 <sup>RD</sup> AMENDED		MAP BOOK: 42	PAGE: 007
PRIMARY LOT: C1	PRIMARYBLOCK:		
SECONDARY LOT:	SECONDARYBLOCK:		
SECTION1 1	TOWNSHIP1 19S	RANGE1 02W	
SECTION2	TOWNSHIP2	RANGE2 00	
SECTION3	TOWNSHIP3	RANGE3 00	
SECTION4	TOWNSHIP4	RANGE4	
LOT DIM1 321.25	LOT DIM2 46.26	ACRES 2.490	SQ FT 108,464.400

METES AND BOUNDS: BEAUMONT PHASE 3 MB38 PG 121; BEAUMONT VILLAGE LAND CONDO MB39 PG065; BEAUMONT VILLAGE LAND CONDO AMENDED MB39 PG128; BEAUMONT VILLAGE LAND CONDO2 2<sup>ND</sup> AMENDED MB41 PG032; LESS BEG E MOST CORNER LT C-1 SE66.19 NE254.37 ELY56.09 NE38.36 NELY141.83 SE46.26 TO ROW NWLY98.87 SWLY567.90 TO POB LESS COMMON AREA OF PARCEL 2 PER MB41 PG31

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said **FNA DZ, LLC FBO WSFS** 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 8<sup>th</sup> day of March, 2021.

Allison S. Boyd  
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, 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 8<sup>th</sup> day of March, 2021.

Allison S. Boyd  
Probate Judge  
Shelby County

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

Date 3-8-2021  
# pages 4  
Initial lm

## Real Estate Sales Validation Form

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

Grantor's Name	<u>FNA DZ LLC FBO WSFS</u>	Grantee's Name	<u>Guardian Tax Partners AL</u>
Mailing Address	<u>120 N LaSalle St., Ste 1220</u>	Mailing Address	<u>13575 Lynam Dr</u>
	<u>Chicago, IL 60602</u>		<u>Omaha, NE 68138</u>
Property Address	<u>Parcel #58 10 01 01 0 001 003.056</u>	Date of Sale	<u>March 27, 2017</u>
	<u>254 Inverness Center Dr</u>	Total Purchase Price	<u>\$ 9710.16</u>
	<u>Birmingham, AL</u>	or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
 ☒ Other
 ☐ Tax Sale Certificate
 Tax Deed included

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 3-29-21

Print Chris Newhouse

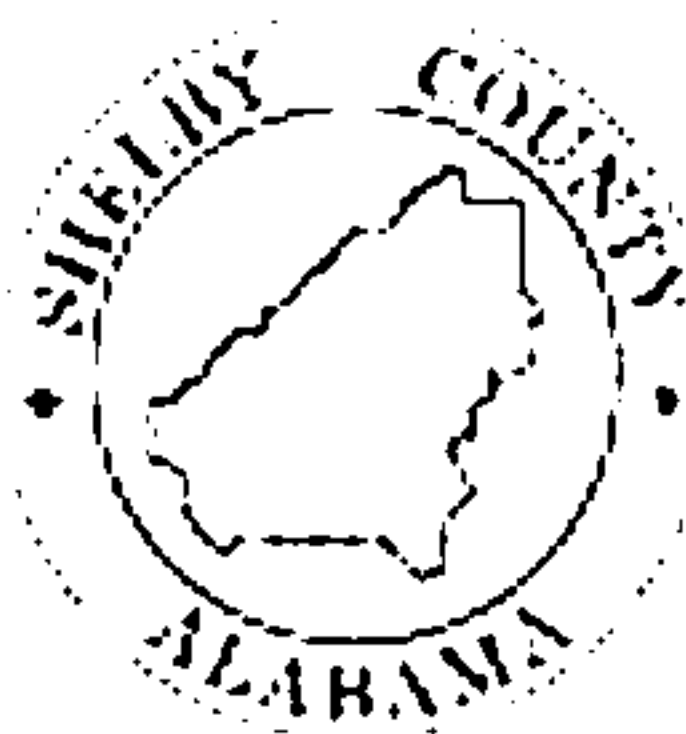
☐ Unattested

Sign Chris Newhouse

(verified by)

(Grantor/Grantee/Owner/Agent) circle one





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/01/2021 09:27:25 AM  
 \$38.00 CATHY  
 20210401000161180

*Allen S. Beyl*

**CERTIFICATE OF LAND SOLD FOR TAXES AND PURCHASED AT TAX SALE BY AN INDIVIDUAL**

RECEIPT # **21630**

**57/13**

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-W

PARCEL #58//10/01/01/0/001/003.056 DESCRIBED AS

**LEGAL DESCRIPTION**

MAP NUMBER: 10 1 01 0 001 CODE1: 72 CODE2: 60

SUB DIVISION1: BEAUMONT VILLAGE LAND CONDO 4TH AMENDED

SUB DIVISION2: BEAUMONT VILLAGE LAND CONDO 3RD AMENDED

PRIMARY LOT: C1 PRIMARYBLOCK:

SECONDARY LOT: SECONDARYBLOCK:

MAP BOOK: 42 PAGE: 076

MAP BOOK: 42 PAGE: 007

SECTION1 1 TOWNSHIP1 19S RANGE1 02W  
 SECTION2 TOWNSHIP2 RANGE2  
 SECTION3 TOWNSHIP3 RANGE3  
 SECTION4 TOWNSHIP4 RANGE4  
 LOT DIM1 321.25 LOT DIM2 46.26 ACRES 2.490

SQ FT 108,464.400

**METES AND BOUNDS:**

BEAUMONT PHASE 3 MB38 PG121; BEAUMONT VILLAGE LAND CONDO MB39 PG065; BEAUMONT VILLAGE LAND CONDO AMENDED MB39 PG128; BEAUMONT VILLAGE LAND CONDO 2ND AMENDED MB41 PG032; LESS BEG U MC CORNER LT C-1 SE66.19 NE254.37 ELY56.09 NE38.36 NELY141.83 SE46.26 TO ROW NWLY98.87 SWLY567.90 TO POB LESS COMMON AREA OF PARCEL 2 PER MB41 PG31

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **BEAUMONT VILLAGE LLC** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2016**; THAT 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 20TH DAY OF FEBRUARY, 2017, 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 27TH DAY OF MARCH, 2017 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 DZ, LLC FBO WSFS** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$9,710.16** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

**TO WHOM ASSESSED**  
**BEAUMONT VILLAGE LLC**

3617 WYNGATE LN  
 BIRMINGHAM, AL 35242

ASSESSED VALUE \$141,020.00  
 CURRENT USE VALUE  
 MARKET VALUE \$705,020.00  
 15% LIMIT \$105,753.00

MUNICIPALITY CODE 13  
 ASSESSMENT CLASS 02  
 STATE MILLAGE RATE 6.5  
 COUNTY MILLAGE RATE 7.5  
 SCHOOL MILLAGE RATE 16  
 DIST SCHOOL MILLAGE RATE 6  
 MUNICIPAL MILLAGE RATE 30.5  
 TOTAL MILLAGE RATE 66.5

	GROSS	EXMT	NET
STATE TAX	\$916.63	\$0.00	\$916.63
COUNTY TAX	\$1,057.65	\$0.00	\$1,057.65
SCHOOL TAX	\$2,256.32	\$0.00	\$2,256.32
DIST SCHOOL TAX	\$846.12	\$0.00	\$846.12
CITY TAX 13	\$4,301.11	\$0.00	\$4,301.11
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$9,377.83	\$0.00	\$9,377.83
HOSPITAL TAX	\$0.00	\$0.00	\$0.00
AMD778 TAX	\$0.00	\$0.00	\$0.00
INTEREST			\$28.00
COLLECTOR FEE			\$1.00
ADVERTISING			\$2.00
PROBATE FEE			\$0.00
CERT MAIL			\$0.00
BAD CHECK			\$0.00
TOTAL DUE			\$9,710.16
OVERBID			\$0.00
TOTAL SALE			\$9,710.16

GIVEN UNDER MY HAND, THIS 4TH DAY OF APRIL, 2017

SHELBY COUNTY  
 PROPERTY TAX COMMISSIONER

*Don Armstrong*

I CERTIFY THIS TO BE A TRUE AND CORRECT COPY.

*Don Armstrong*  
 Property Tax Commissioner, Shelby County