

20220111000012440
01/11/2022 09:52:16 AM
CORDEED 1/2

CORRECTED
THE STATE OF ALABAMA SHELBY COUNTY
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 the **FNA DZ LLC FOB 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 **GUARDIAN TAX AL, LLC** who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **BEAUMONT VILLAGE LLC** 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 ID# 58//10/01/01/0/001/003.056 DESCRIBED AS:

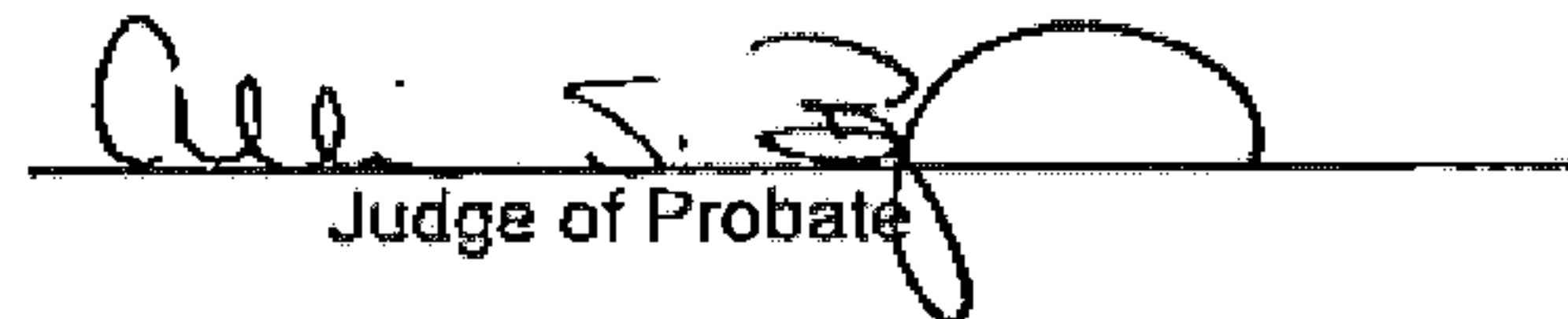
MAP NUMBER 10 1 01 0 001	CODE1: 72 CODE2: 60	
SUB DIVISION1: BEAUMONT VILLAGE LAND CONDO 4 TH AMENDED	MAP BOOK: 42	PAGE: 076
SUB DIVISION2: BEAUMONT VILLAGE LAND CONDO 3 RD AMENDED	MAP BOOK: 42	PAGE: 007
PRIMARY LOT: C1	PRIMARYBLOCK:	
SECONDARY LOT:	SECONDARYBLOCK:	
SECTION1 1	TOWNSHIP1 19S	RANGE1 02W
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 PG 121; BEAUMONT VILLAGE LAND CONDO MB39 PG065; BEAUMONT VILLAGE LAND CONDO AMENDED MB39 PG128; BEAUMONT VILLAGE LAND CONDO2 2ND 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 the said **GUARDIAN TAX AL, LLC** 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 10th day of January, 2022.

This Corrective Deed is being recorded to correct the grantee information as show in the original tax deed recorded at Instrument 20210401000161180 on April 1, 2021.


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.

I certify this to be a true and correct copy of the original. Given under my hand, this the 10th day of January, 2022.

Probate Judge
Shelby County


Notary Public - My Commission Expires: 4/16/2024

Date 1-6-2022

pages 1

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 BEAMONT VILLAGE LLC
 Mailing Address 3617 WYNGATE LN
BIRMINGHAM, AL 35242

Grantee's Name Guardian Tax AL, LLC
 Mailing Address 13575 Lynam Drive
Omaha, NE 68138

Parcel ID 58 10 01 01 0 001 0033.056
BIRMINGHAM, AL

Date of Sale January 6, 2021
 Total Purchase Price \$ 9,710.16



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/11/2022 09:52:16 AM
 \$27.00 CHERRY
 20220111000012440

Ann S. Boyd

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 - Tax Deed

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 January 11, 2022

Print Rebecca M. Lambertus

☐ Unattested _____

(verified by)

Sign Rebecca M. Lambertus

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1