

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA
CASE NO. PR-2022-000498
KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 2nd day of April, 2007 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 **ABRAMS AARON SHAMAR** the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 1st day of May, 2007, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale **FRIEDA N ABRAMS**, 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 **FRIEDA N ABRAMS**, who is the present owner and holder of said certificate of purchase all the right, title and interest of the said **ABRAMS AARON SHAMAR** the 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//17/01/01/0/000/014.001 DESCRIBED AS:

MAP NUMBER 17 1 00 0 000
SUB DIVISION1:
SUB DIVISION2:
PRIMARY LOT:
SECONDARY LOT:

CODE1: 00 CODE2: 00


PRIMARYBLOCK: 000
SECONDARYBLOCK: 000

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

SECTION1 01
SECTION2 00
SECTION3 00
SECTION4 00
LOT DIM1 115.00

TOWNSHIP1 20S
TOWNSHIP2 00
TOWNSHIP3 00
TOWNSHIP4
LOT DIM2 157.00

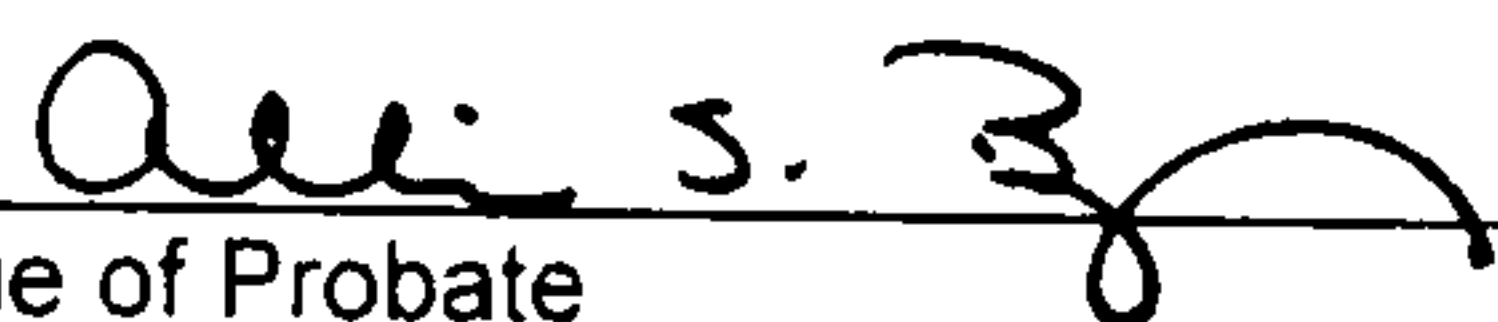
RANGE1 02E
RANGE2 00
RANGE3 00
RANGE4
ACRES 0.370


20220607000228900 1/4 \$31.50
Shelby Cnty Judge of Probate, AL
06/07/2022 03:25:54 PM FILED/CERT
SQ FT 16,117.200

METES AND BOUNDS: COM SE COR NW1/4 NE1/4 TH N666.97 W698.57 N15.04 TO BEG TH CONT N101.42 W139.79 S115.02 E157.16 TO POB

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said **FRIEDA N ABRAMS** 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 2nd day of June, 2022.

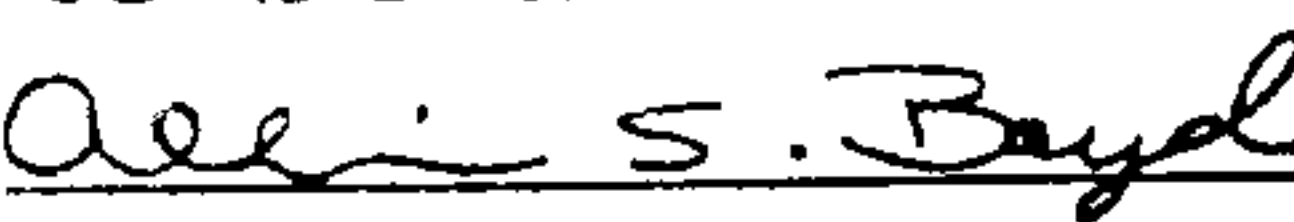


Judge of Probate

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.

Given under my hand, this the 2nd day of June, 2022.

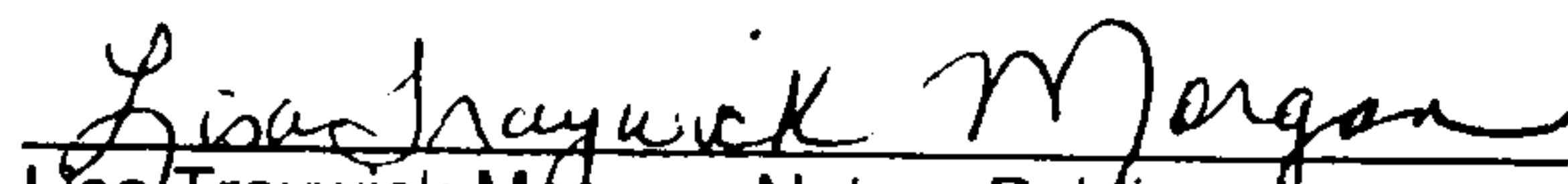
I certify this to be a true and correct copy 

Probate Judge

Date 6/2/2022 Shelby County,

pages 1

Initial ASB



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

Shelby County, AL 06/07/2022
State of Alabama
Deed Tax: \$.50

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

RECEIPT # 24483

47/2

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//17/01/01/0/000/014.001 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 17 1 00 0 000 CODE1: 00 CODE2: 00

SUB DIVISON1:

SUB DIVISON2:

PRIMARY LOT: PRIMARYBLOCK: 000

SECONDARY LOT: SECONDARYBLOCK: 000

SECTION1 01 TOWNSHIP1 20S RANGE1 02E
SECTION2 00 TOWNSHIP2 00 RANGE2 00
SECTION3 00 TOWNSHIP3 00 RANGE3 00
SECTION4 00 TOWNSHIP4 RANGE4
LOT DIM1 115.00 LOT DIM2 157.00 ACRES 0.370

MAP BOOK: 00 PAGE: 000

MAP BOOK: 00 PAGE: 000



20220607000228900 2/4 \$31.50
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PR-2022-00498

RECEIVED

MAY 25 2022

Allison S. Boyd
Judge of Probate

METES AND BOUNDS:

COM SE COR NW1/4 NE1/4 TH N666.97 W698.57 N15.04 TO BEG TH CONT N101.42 W139.79 S115.02 E157.16 TO POB

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **ABRAMS AARON SHAMAR** FOR THE STATE AND COUNTY TAXES FOR THE YEAR 2006; 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 ON THE , 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 1ST DAY OF MAY, 2007 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 **FRIEDA N ABRAMS** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$246.85** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED

ABRAMS AARON SHAMAR
C/O MELANIE ABRAMS
PO BOX 578
HARPERSVILLE, AL 35078

ASSESSED VALUE \$4,500.00
CURRENT USE VALUE \$0.00
MARKET VALUE \$44,880.00
15% LIMIT \$6,732.00

MUNICIPALITY CODE 01
ASSESSMENT CLASS 03
STATE MILLAGE RATE 6.5
COUNTY MILLAGE RATE 7.5
SCHOOL MILLAGE RATE 16
DIST SCHOOL MILLAGE RATE 14
MUNICIPAL MILLAGE RATE 0
TOTAL MILLAGE RATE 44

	GROSS	EXMT	NET
STATE TAX	\$29.25	\$26.00	\$3.25
COUNTY TAX	\$33.75	\$15.00	\$18.75
SCHOOL TAX	\$72.00	\$0.00	\$72.00
DIST SCHOOL TAX	\$63.00	\$0.00	\$63.00
CITY TAX 01	\$0.00	\$0.00	\$0.00
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$198.00	\$41.00	\$157.00
INTEREST			\$7.85
COLLECTOR FEE			\$15.00
ADVERTISING			\$57.00
PROBATE FEE			\$5.00
CERT MAIL			\$5.00
BAD CHECK			\$0.00
TOTAL DUE			\$246.85
OVERBID			\$0.00
TOTAL SALE			\$246.85

GIVEN UNDER MY HAND, THIS 8TH DAY OF MAY, 2007

Don Armstrong

PROPERTY TAX COMMISSIONER



SHELBY COUNTY - AL

PARCELS SOLD TO FRIEDA N ABRAMS IN TAX SALE - 2006

BIDDER NO: 3
BIDDER NAME: FRIEDA N ABRAMS
TOTAL DUE: \$520.50
TOTAL PAID: \$520.50

	SOLD	CANCELLED	TOTAL DUE	REVERTED(REFUND)
PARCEL COUNT:	2	0	2	0
TAX AMOUNT:	\$520.50	\$0.00	\$520.50	\$0.00
OVERBID AMOUNT:	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL:	\$520.50	\$0.00	\$520.50	\$0.00

	Receipt	Owner Name	Tax Due	Overbid Amt.	Total Due	Status	Number
1	24483	ABRAMS AARON SHAMAR	\$246.85	\$0.00	\$246.85	SOLD	2
2	80000086	BUTLER HATTIE & WARRICK ESTELLE	\$273.65	\$0.00	\$273.65	SOLD	58

20220607000228900 3/4 \$31.50
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Real Estate Sales Validation Form

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

Grantor's Name AARON SHAMAR ABRAMS
Mailing Address 305 BRIDLE TRAIL
HARPERSVILLE, AL 35078

Grantee's Name Frieda N. ABRAMS
Mailing Address 205 Egg + Butter Road
COLUMBIANA, AL 35051

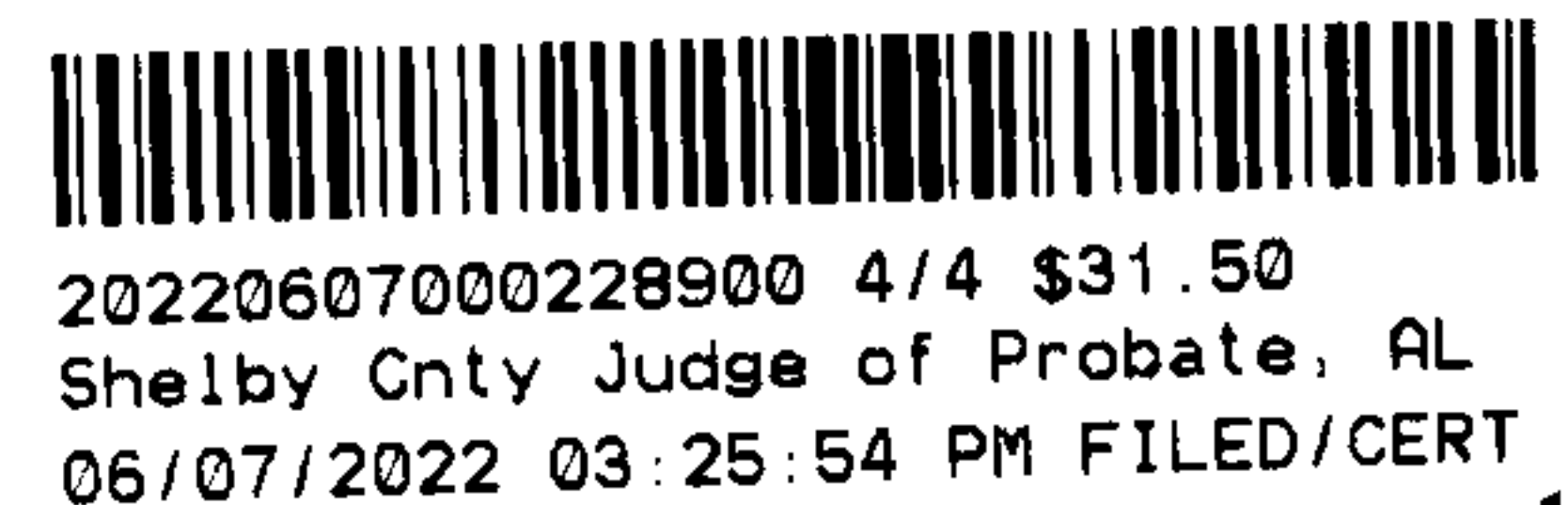
Property Address 305 BRIDLE TRAIL
HARPERSVILLE, AL 35078

Date of Sale MAY 8, 2007

Total Purchase Price \$ 246.85

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

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 6-7-2022

Print Frieda N. ABRAMS

Sign Frieda N. Abrams

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1