



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/09/2024 10:19:08 AM  
\$22.00 JOANN  
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CERTIFICATE 1/1

*Allen S. Bayal*

## Certificate of Purchase for Land Sold By Tax Lien Auction or Tax Lien Sale SHELBY COUNTY

Tax Year: 2019  
Date of Auction/Sale: 4/1/2020

Purchaser: GUARDIAN TAX AL LLC  
Interest Rate: 8

I, DON ARMSTRONG, Tax Collecting Official of SHELBY COUNTY, hereby certify that that following real estate, lying in SHELBY COUNTY, was assessed, as of October 1, 2018, by the Tax Assessing Official of said County to REAMER DEV CORP for the ad valorem taxes due for 2019. Said taxes became delinquent and an application, of which due notice was given, was regularly made to the Tax Collecting Officials Office of said County for a decree for the said land for the payment of the taxes and charges due thereon. A decree was rendered by the Tax Collecting Official on the 1ST DAY OF APRIL, 2020, for Auction or sale of the Tax Lien on said land as prescribed by the law. Notice of the tax lien auction/sale was given by First Class Mail and one of the following methods at least 30 days prior to the tax lien auction: advertising once a week for three consecutive weeks in a newspaper with general circulation in the county where the property is located or advertising on an online website controlled by the tax collecting official, or by posting at the courthouse of the county and if possible in a public place in the precinct where the property is located. Pursuant of said decree and notice of auction, the Tax Lien on said land was, on the 1ST DAY OF APRIL, 2020, offered for sale at public tax lien auction/sale, at the County Administrative Building of said County. The tax lien was purchased by GUARDIAN TAX AL LLC for the amount of such taxes, costs, and fees aggregating the sum of \$2,064.78 made up of the following items, to wit:

### Unpaid Taxes, Fees, and Cost:

	Gross	Exemption	Net
State Tax	\$285.48	\$0.00	\$285.48
County Tax	\$1,032.12	\$0.00	\$1,032.12
Municipal Tax	\$614.88	\$0.00	\$614.88
Interest			\$77.30
Fees			\$55.00
Advertising			\$0.00
Total:			\$2,064.78

### LEGAL DESCRIPTION

MAP NUMBER: 10 1 11 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 11

TOWNSHIP1 19S

RANGE1 02W

SECTION2 0

TOWNSHIP2 00

RANGE2 00

SECTION3 0

TOWNSHIP3 00

RANGE3 00

SECTION4 0

TOWNSHIP4

RANGE4

LOT DIM1 149.11

LOT DIM2 192.06

ACRES 1.120

SQ FT 48,787.200

### METES AND BOUNDS:

BEG NE COR LOT 1 MB 25 PG 129 E282.08 SW353.43 NW149.11 NE192.06 TO POB

Parcel Number: 10 1 11 0 001 009.000

Certificate No: 2019-410

Assessed To: REAMER DEV CORP

Assessed Value: \$43,920

Assessment Class: 02

This certificate bears interest at the rate per annum bid on by the purchaser at the tax lien auction or agreed upon at the tax lien sale on the amount described above from the date of the tax lien auction or tax lien sale.

Given under my hand, this the 3th day of April, 2020

*Don Armstrong*