



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/09/2024 10:23:27 AM  
\$22.00 JOANN  
20240809000247680

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08/09/2024 10:23:27 AM  
CERTIFICATE 1/1

*Allen S. Bezel*

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: 12

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 EQUIVEST FINANCIAL LLC 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 \$1,318.10 made up of the following items, to wit:

Unpaid Taxes, Fees, and Cost:

|               | Gross    | Exemption | Net        |
|---------------|----------|-----------|------------|
| State Tax     | \$136.11 | \$0.00    | \$136.11   |
| County Tax    | \$492.09 | \$0.00    | \$492.09   |
| Municipal Tax | \$586.32 | \$0.00    | \$586.32   |
| Interest      |          |           | \$48.58    |
| Fees          |          |           | \$55.00    |
| Advertising   |          |           | \$0.00     |
| Total:        |          |           | \$1,318.10 |

LEGAL DESCRIPTION

MAP NUMBER: 136243000 CODE1: 00 CODE2: 00  
SUB DIVISON1:  
SUB DIVISON2:  
PRIMARY LOT: PRIMARYBLOCK: 000  
SECONDARY LOT: SECONDARYBLOCK: 000

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

SECTION1 24 TOWNSHIP1 20S RANGE1 03W  
SECTION2 00 TOWNSHIP2 00 RANGE2 00  
SECTION3 00 TOWNSHIP3 00 RANGE3 00  
SECTION4 00 TOWNSHIP4 RANGE4  
LOT DIM1 283 LOT DIM2 361 ACRES 1.900 SQ FT 82,764.000

METES AND BOUNDS:

COM INT N LN POPE RD W LN NE1/4 SE1/4 SW1/4 N145(S) TO POB CONT N385.31 SE361 SW283 NW19.13 SW182.3 W32.27 TO POB

Parcel Number: 13 6 24 3 001 007.000  
Certificate No: 2019-161  
Assessed To: EQUIVEST FINANCIAL LLC  
Assessed Value: \$20,940  
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*