

ACKNOWLEDGMENT OF RESPONSIBILITY OF TAX ASSESSMENT

PLT FILE #: 20-18142

CLOSING DATE: March 5, 2021

PARCEL: 49-07-36-0-000-002.000

PPIN#: 065261

CURRENTLY ASSESSED IN THE NAME(S) OF: ESTATE OF JOSEPH JAMES GOTTLER, JR.

WE, THE UNDERSIGNED BUYER AND SELLER, ACKNOWLEDGE THAT WE HAVE BEEN ADVISED THAT THE TAX PRO-RATION USED IN THIS TRANSACTION IS BASED ON THE ASSESSMENTS FOR THE PREVIOUS YEAR, OR IF NOT ASCERTAINABLE, THEN ESTIMATED FOR THE CURRENT YEAR AND SAID TAXES ARE SUBJECT TO CHANGE WITHOUT NOTICE BY THE BALDWIN COUNTY REVENUE COMMISSIONER OR BOARD OF EQUALIZATION. WE UNDERSTAND THAT SAID TAXES FOR THE PREVIOUS YEAR HAVE BEEN PAID BY SELLER AT OR BEFORE CLOSING.

BUYER UNDERSTANDS AND ACKNOWLEDGES THAT BUYER SHALL BE RESPONSIBLE FOR CONTACTING THE BALDWIN COUNTY REVENUE COMMISSIONER'S OFFICE TO PROPERLY ASSESS THE ABOVE SAID PROPERTY AND ACKNOWLEDGES THAT THE TAXES FOR THE CURRENT YEAR WILL BECOME DUE AND PAYABLE ON OCTOBER 1, 2021 AND WILL BE DELINQUENT IF NOT PAID ON OR BEFORE DECEMBER 31, 2021. BUYER FURTHER UNDERSTANDS AND ACKNOWLEDGES THAT BUYER MAY NOT RECEIVE A BILL FOR SAID TAXES. HOWEVER, BUYER SHALL STILL BE RESPONSIBLE FOR THE PAYMENT OF SAID TAXES WHEN DUE REGARDLESS OF WHETHER BUYER IS PROPERLY BILLED FOR SAME.

BUYER FURTHER ACKNOWLEDGES THAT BUYER SHALL PAY THE TOTAL AMOUNT OF SAID TAXES WHEN DUE, AND IF SAID TAXES EXCEED THE AMOUNT ESTIMATED AND PRO-RATED AT CLOSING, SELLER AGREES TO REIMBURSE BUYER FOR THE DIFFERENCE. IN ALL INSTANCES, THE CLOSING DATE SHALL BE THE PRORATION DATE. SELLER AND BUYER ACKNOWLEDGE THAT A PERSONAL PROPERTY TAX MAY ALSO BE ASSESSED, AND BUYER AGREES TO BE RESPONSIBLE FOR SAID TAXES AS OF THE DATE OF CLOSING.

WE, THE BUYER AND SELLER, AGREE NOT TO HOLD THE CLOSING AGENT LIABLE OR OTHERWISE RESPONSIBLE FOR THE ASSESSMENT OR PAYMENT OF TAXES FOR THE TAX YEAR 2021 OR THE RE-PRORATION THEREOF, IF NEEDED. SAID RE-PRORATION SHALL BE ENTIRELY BETWEEN THE PARTIES. WE FURTHER UNDERSTAND THAT THE CLOSING AGENT IS MAKING NO REPRESENTATION ABOUT THE VALIDITY OF ANY HOMESTEAD OR OTHER EXEMPTIONS, IF ANY, PRESENTLY BEING CLAIMED ON SAID PROPERTY.

IN WITNESS THEREOF, WE, THE UNDERSIGNED BUYER AND SELLER, HAVE HEREUNTO PLACED OUR HANDS AND SEALS ON THIS 4th DAY OF March, 2021.

SELLER:

BUYER:

ESTATE OF JOSEPH JAMES GOTTLER JR.

BALDWIN COUNTY COMMISSION

BY: James L. Horak, Sr.
James L. Horak, Sr., Personal Rep.

BY: _____
Joe Davis, III, Chairman

IMPORTANT*****

BUYER MUST TAKE A COPY OF THE RECORDED DEED TO THE OFFICE OF THE BALDWIN COUNTY REVENUE COMMISSIONER IN ORDER TO ASSESS THE PROPERTY IN THEIR NAME. THIS MAY BE DONE AT THE FOLEY COURTHOUSE LOCATED IN FOLEY, ALABAMA, OR CALL THEM AT (251)937-0245 FOR ADDITIONAL INSTRUCTIONS.

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BUYER UNDERSTANDS AND ACKNOWLEDGES THAT BUYER SHALL BE RESPONSIBLE FOR CONTACTING THE BALDWIN COUNTY REVENUE COMMISSIONER'S OFFICE TO PROPERLY ASSESS THE ABOVE SAID PROPERTY AND ACKNOWLEDGES THAT THE TAXES FOR THE CURRENT YEAR WILL BECOME DUE AND PAYABLE ON OCTOBER 1, 2021 AND WILL BE DELINQUENT IF NOT PAID ON OR BEFORE DECEMBER 31, 2021. BUYER FURTHER UNDERSTANDS AND ACKNOWLEDGES THAT BUYER MAY NOT RECEIVE A BILL FOR SAID TAXES. HOWEVER, BUYER SHALL STILL BE RESPONSIBLE FOR THE PAYMENT OF SAID TAXES WHEN DUE REGARDLESS OF WHETHER BUYER IS PROPERLY BILLED FOR SAME.

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WE, THE BUYER AND SELLER, AGREE NOT TO HOLD THE CLOSING AGENT LIABLE OR OTHERWISE RESPONSIBLE FOR THE ASSESSMENT OR PAYMENT OF TAXES FOR THE TAX YEAR 2021 OR THE RE-PRO-RATION THEREOF, IF NEEDED. SAID RE-PRO-RATION SHALL BE ENTIRELY BETWEEN THE PARTIES. WE FURTHER UNDERSTAND THAT THE CLOSING AGENT IS MAKING NO REPRESENTATION ABOUT THE VALIDITY OF ANY HOMESTEAD OR OTHER EXEMPTIONS, IF ANY, PRESENTLY BEING CLAIMED ON SAID PROPERTY.

IN WITNESS THEREOF, WE, THE UNDERSIGNED BUYER AND SELLER, HAVE HEREUNTO PLACED OUR HANDS AND SEALS ON THIS _____ DAY OF _____, 2021.

SELLER:

BUYER:

ESTATE OF JOSEPH JAMES GOTTLER JR.

BALDWIN COUNTY COMMISSION

BY: _____
James L. Horak, Sr., Personal Rep.

BY: 
Joe Davis, III, Chairman

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