20210427000208890 04/27/2021 01:15:53 PM REDEMDEED 1/2

This instrument prepared by: Jeffrey M. Chapman, Esq. 2163 Highway 31 South, Suite 213 Pelham, Alabama 35124 (205) 663-1599

Source of title: Deed Book 352, Page 338

Instrument: 20200420000153190

**Assessed Value:** \$93,960.00

STATE OF ALABAMA REDEMPTION DEED **COUNTY OF SHELBY** \*\*TITLE NOT EXAMINED BY PREPARER\*\*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$10,000.00 and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, Guardian Tax AL, LLC, a Nebraska limited liability company authorized to do business in Alabama, does grant bargain, sell and convey to Alton McMullen and Nellie B. McMullen, husband and wife, hereinafter Grantee, all its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, Block 6, and Lot 4-A, Block 6, Both according to the map of a portion of the Thomas Addition to the Town of Aldrich as recorded in Map Book 3, Page 52, in the Probate Office of Shelby County, Alabama.

Tax Parcel ID No: **58** 27 04 19 3 001 007.000

TO HAVE AND TO HOLD unto the Grantee, their heirs and assigns forever.

THIS IS A DEED OF REDEMPTION for the purpose of redeeming the property described herein from the Tax Deed dated February 5, 2020 recorded in the Judge of Probate's Deed Book at Instrument 20200420000153190 on April 20, 2020.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 27 day of April 2021.

Guardian Tax AL, LLC

SOLE MEMBER: Guardian Fax Partners, Inc.

By: Joked W. Hollinger Iss:

STATE OF NEBRASKA COUNTY OF SARPY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jaced W. Hoffinger, President of Guardian Tax Partners, Inc., a Nebraska Corporation who is the Sole Member of Guardian Tax AL, LLC, and whose name 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 the conveyance, they executed the same voluntarily.

GIVEN under my hand and seal this the day of April 2021.

REBECCA M. LAMBERTUS General Notary - State of Nebraska My Commission Expires Apr 4, 2022

Rebecca M. Jambertus

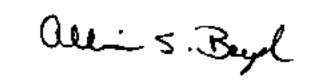
Notary Public

My Commission Expires: Apr. 4 2022

Filed and Recorded Judge of Probate, Shelby County Alabama, County

Official Public Records Clerk Shelby County, AL 04/27/2021 01:15:53 PM S35.00 CHERRY 20210427000208890

eForms



## Real Estate Sales Validation Form

This Document must be filed in secondaries with Code of Mahama 1075 Codia

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1			
Grantor's Name	GUARDIAN TAX AL, LLC	<del></del>	me <u>ALTON MCMULLEN</u>
Mailing Address	13575 LYNAM DRIVE	_ Mailing Addre	ess NELLIE B. MCMULLEN
	<u>OMAHA, NE 68138</u>		1368 KENSINGTON BLVD
· · · · · · · · · · · · · · · · · · ·		<del></del>	<u>CALERA, AL 35040</u>
Property Address	parcel 582704193001007	Date of S	ale 04/27/2021
	Parto I de la composición del composición de la composina de la composición de la composición de la composición de la co	Total Purchase Pr	
	· · · · · · · · · · · · · · · · · · ·	or	
		Actual Value	\$
		or	
		Assessor's Market Val	lue <u>\$</u>
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  Other -settlement to redeem from tax sale			
Closing Stater	nent		
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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
Date 4/27/2021	<del>•</del>	Print Rebecca M. Lambert	us ,
Unattested		Sign Clause	M. Fambeshur
	(verified by)	(Grantor/Gra	ntee/Owner/Agent) circle one

Form RT-1