


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

Shelby County, AL 03/05/2020
State of Alabama
Deed Tax: \$43.50

Source of title: Instrument: 20111128000356260
Instrument: 20190405000110640
Instrument: 20191119000430260
Assessed Value: \$114,240


20200305000088180 1/2 \$68.50
Shelby Cnty Judge of Probate, AL
03/05/2020 12:43:03 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

****TITLE NOT EXAMINED BY PREPARER****

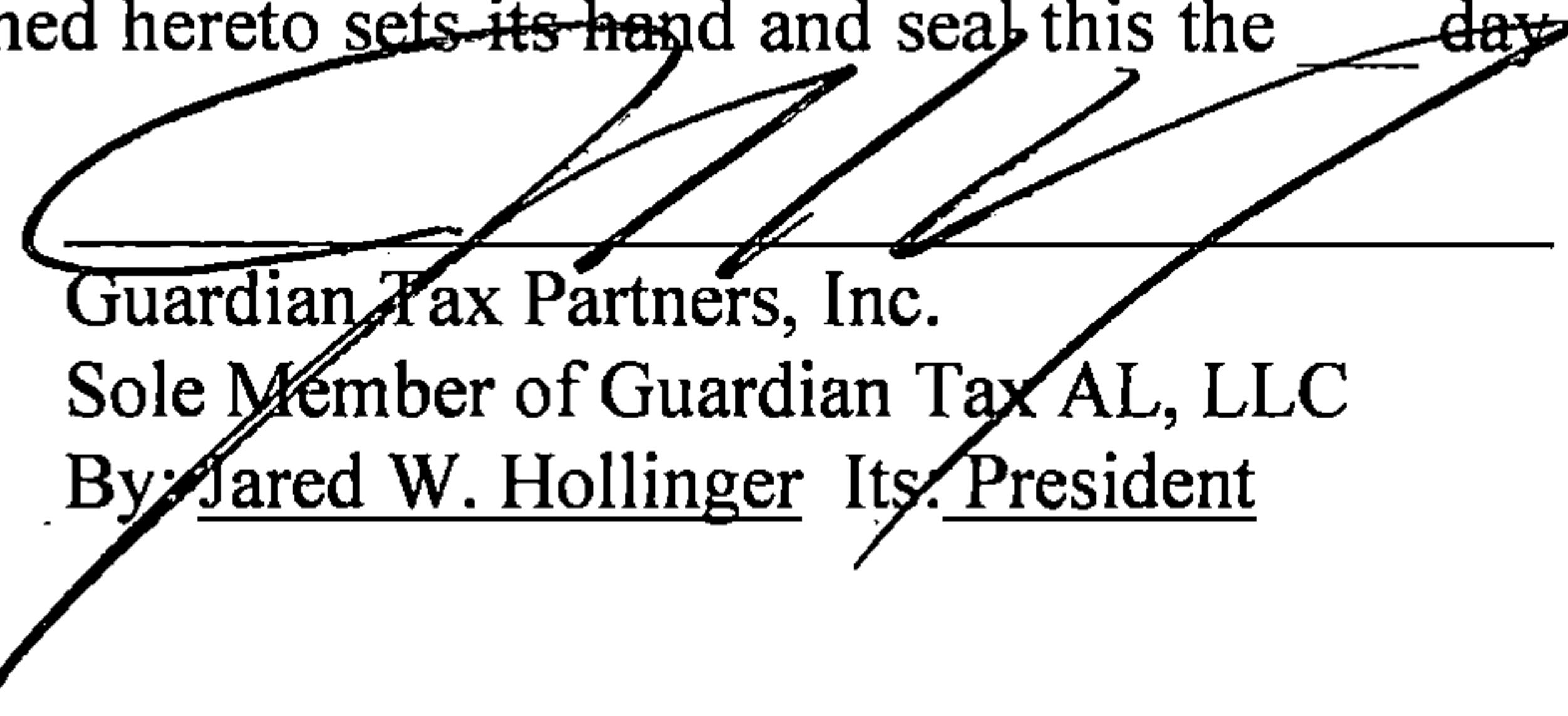
KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$43,230.36 and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, **Guardian Tax AL, LLC, a Nebraska limited liability company authorized to do business in Alabama**, remises, releases, and forever quitclaims to **Omar Pacheco Reyes, a Single / Married man**, 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 10, according to the Survey of Monte Tierra, as recorded in Map Book 5, Page 114, in the Office of Shelby County, Alabama.

Commonly Known As: 10 Monte Tierra Trail, Alabaster, AL 35007
Tax Parcel ID No: 23 7 35 0 002 032.000

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 27th day of February 2020.


Guardian Tax Partners, Inc.
Sole Member of Guardian Tax AL, LLC
By: Jared W. Hollinger Its: President

STATE OF NEBRASKA)
COUNTY OF SARPY)

I, the undersigned Notary Public in and for said County and State, hereby certify that Jared W. Hollinger, President of Guardian Tax Partners Inc., a Nebraska Corporation, Sole Member of Guardian Tax AL, LLC 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 27th day of February, 2020.

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

Rebecca M. Lambertus
Notary Public
My Commission Expires: April 4 2022

Real Estate Sales Validation Form

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

Grantor's Name Guardian Tax
Mailing Address _____

Grantee's Name Omar Pacheco Reyes
Mailing Address 10 Monte Tierrita Trl
Alabaster AL 35007

Property Address 10 Monte Tierrita Trl
Alabaster AL

Date of Sale 2/27/2020
Total Purchase Price \$ 43,230
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 3/5/2020

Print Omar Pacheco

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1