

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

Source of title: Instrument: 20100311000072590
Instrument: 20181101000387890
Assessed Value: \$35,000.00

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$ 1,300.00 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 **Faye Walker**, hereinafter Grantee, all its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

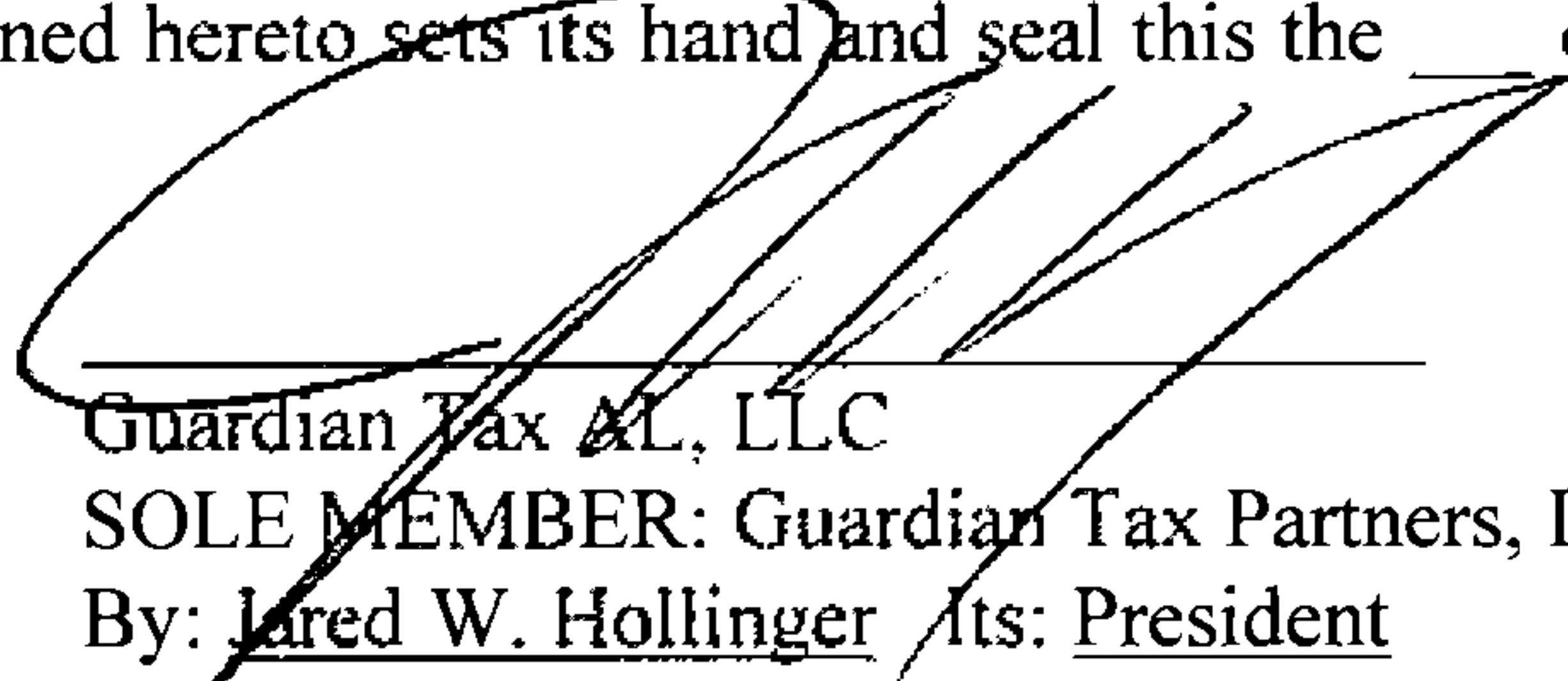
Lot 2 according to the survey of Bingham’s Addition to Dry Valley, as recoded in Map Book 41, Page 77, in the probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Commonly Known As: 4574 CR 18, Lot 7, Montevallo, AL 35115
Tax Parcel ID No: 35 3 07 0 001 020.003

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 January 17, 2019 and recorded in the office of the Judge of Probate on January 31, 2019 at Instrument number 20190131000031810.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the ____ day of September 2020.



Guardian Tax AL, LLC
SOLE MEMBER: Guardian Tax Partners, Inc.
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 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 22nd day of September 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 AL, LLC
Mailing Address 13575 Lynam Drive
Omaha, NE 68138

Grantee's Name Faye Walker
Mailing Address 4574 CR 18, Lot 7
Montevallo, AL 35115

Property Address 4574 CR 18, Lot 7
Montevallo, AL 35115

Date of Sale September 22, 2020
Total Purchase Price \$ 1300.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2020 08:14:19 AM
\$26.50 CHERRY
20200925000431620

Allen S. Bayl

or
Actual Value \$
or
Assessor's Market Value \$ 35,000.00

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 - Appraised value

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 September 23, 2020

Print Rebecca M. Lambertus

☐ Unattested

(verified by)

Sign

Rebecca M. Lambertus

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1