

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



20210113000022230 1/1 \$33.50
Shelby Cnty Judge of Probate, AL
01/13/2021 04:21:44 PM FILED/CERT

Source of title: Instrument: 20100802000246240
Instrument: 20190131000031840
Assessed Value: \$ 55,290.00

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

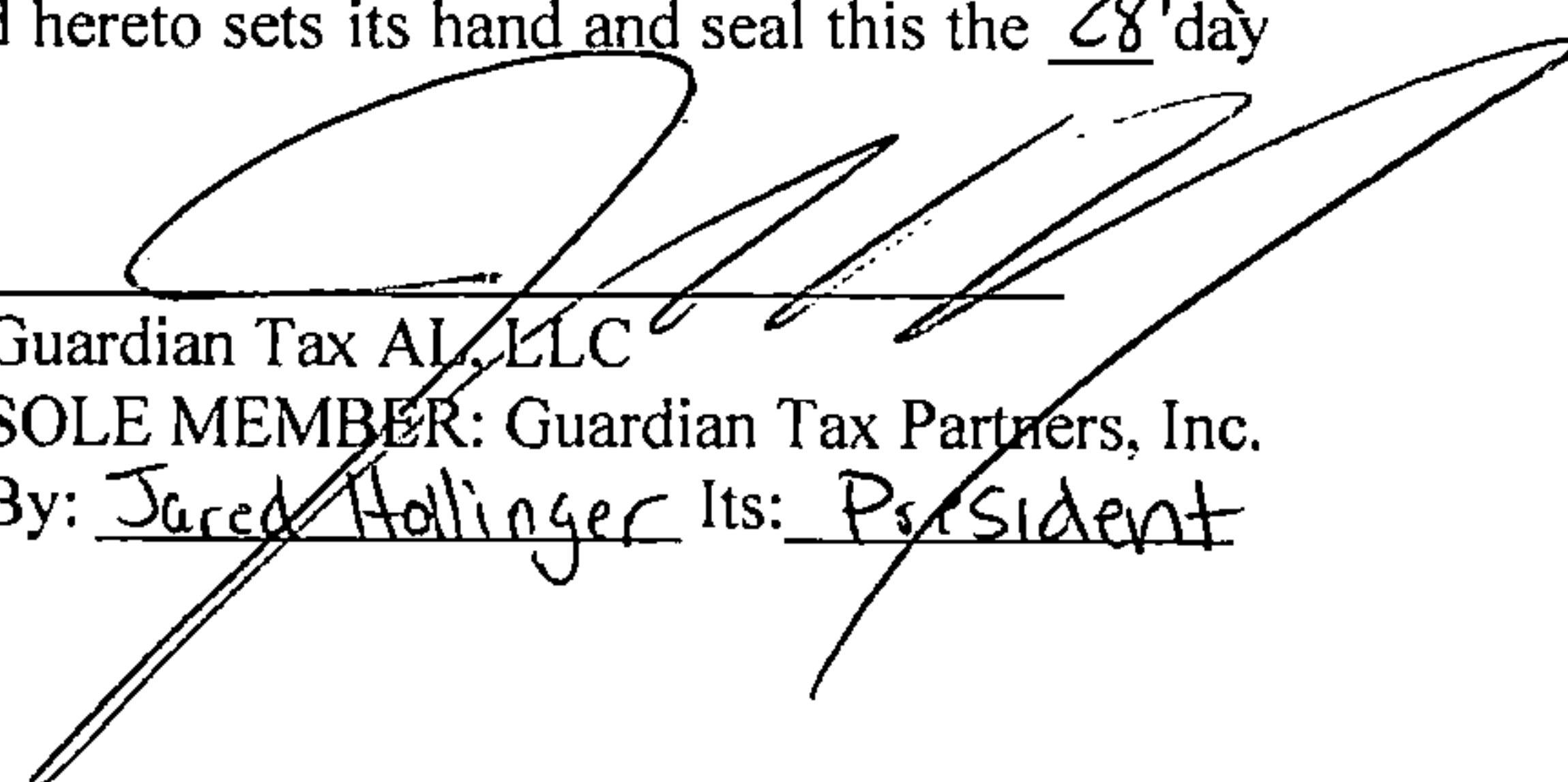
KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$ 10,500.00 and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, **Guardian Tax AL, LLC, a Nebraska limited liability company authorized to do business in Alabama**, remises, releases, and forever quitclaims to **Annie Bell Tolbert Shelton AKA Annie Belle Tolbert Shelton AKA Annie B. Shelton**, hereinafter Grantee, all its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW 1/4, Section 17, Township 22 South, Range 3 West; thence S 88° 30' E, 351 feet to a point; thence S 78° 20' E, 290.95 feet to the East right of way line of the Norfolk-Southern Railroad to a point; thence N 86° 47' E, 279 feet to point of beginning of parcel to be described; thence continue S 86° 47' E, 200 feet; thence N 06° 14' E, 221.2 feet to a point; thence N 14° 05' E, 108.39 feet; thence N 26° 02' E, 186 feet; thence N 48° 04' E, 122.6 feet; thence N 22° 16', 37.85 feet to a point; thence N 45° 29' 46" W, 200.44 feet; thence 72° 25' W, 107.11 feet, thence S 19° 35' 31" W, 400.41 feet; thence S 04° 20' W, 220 feet to point of beginning. Containing ±3.577 acres.

Commonly Known As: 101 Tolbert Cir, Montevallo, AL 35115
Tax Parcel ID No: 27 4 17 0 000 008.007

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 28th day of October 2020.


Guardian Tax AL, LLC
SOLE MEMBER: Guardian Tax Partners, Inc.
By: Jared 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 28th day of October 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

Shelby County, AL 01/13/2021
State of Alabama
Deed Tax: \$10.50