

20210504000222850
05/04/2021 03:45:02 PM
CORDEED 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)
COUNTY OF SHELBY) **CORRECTIVE REDEMPTION DEED**
****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:

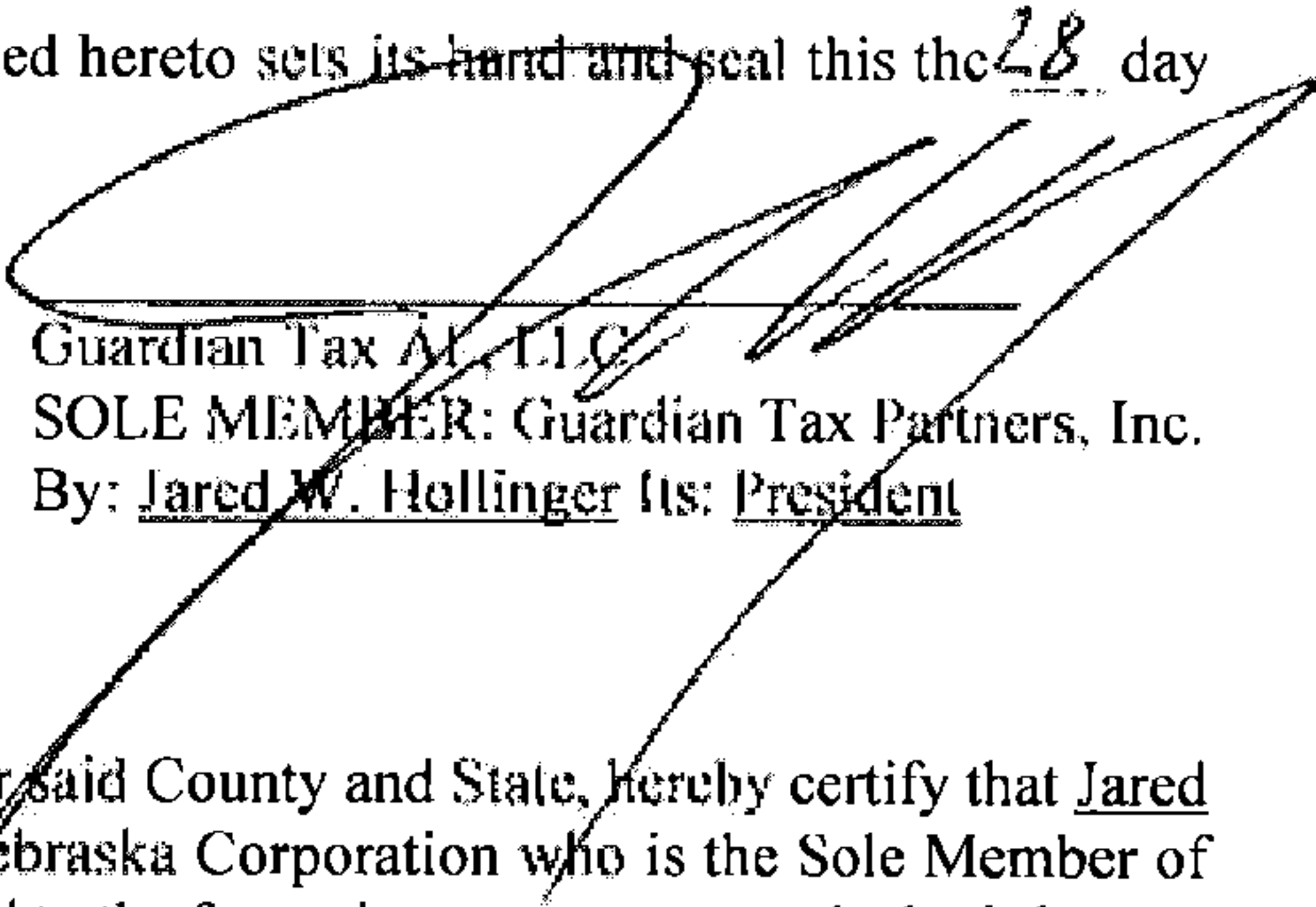
Lot 4, Block 6, according to the map of a portion of the Thomas Addition to the Town of Aldrich as recorded in Map Book 3, Page 52, in the Probate Office of Shelby County, Alabama.

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 28 day of April 2021.


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 28 day of April 2021.


Notary Public Sara J. Wynn
My Commission Expires: August 28, 2022

* This Corrective Deed is being recorded to correct an error in the legal description in the original Redemption Deed recorded at 20210427000208890 on 04/27/2021.





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2021 03:45:02 PM
\$26.00 JOANN
20210504000222850

Allen S. Bayl

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 ALTON MCMULLEN
Mailing Address NELLIE B. MCMULLEN
1368 KENSINGTON BLVD
CALERA, AL 35040

Property Address parcel 582704193001007

Date of Sale 04/27/2021

Total Purchase Price \$10,000.00

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 -settlement to redeem from tax sale

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 4/27/2021

Print Rebecca M. Lambertus

☐ Unattested

(verified by)

Sign

Rebecca M. Lambertus

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1