

20210520000248730  
05/20/2021 10:58:16 AM  
DEEDS 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: Instrument: 20061206000590750

Assessed Value: \$52,000.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**QUITCLAIM DEED**  
**\*\*TITLE NOT EXAMINED BY PREPARER\*\***

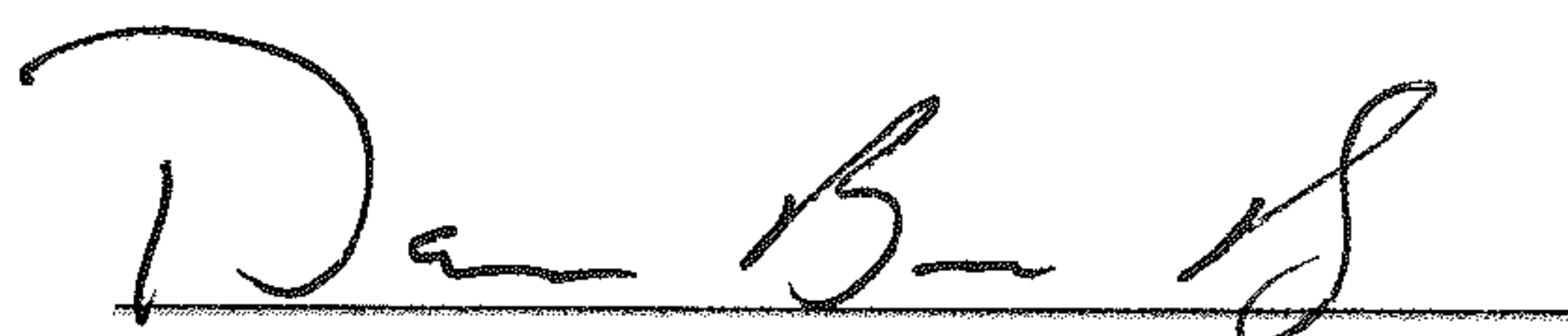
KNOW ALL MEN BY THESE PRESENTS, that in consideration of dismissal from Guardian Tax AL, LLC v. Tameka Perdue, et. al. (58-CV-2021-900007.00), \$0.00 and other good and valuable consideration to the undersigned, the receipt of which is acknowledged, the undersigned, **David Brock Ray**, remises, releases, and forever quitclaims to **Guardian Tax AL, LLC, a Nebraska limited liability company authorized to do business in Alabama**, hereinafter Grantee, all his right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 71 according to the Survey of PARK FOREST SECTOR 7, PHASE 1 as recorded in Map Book 19, Page 33, Shelby County, Alabama Records.

Commonly Known As: 304 Forest Parkway, Alabaster, AL 35007  
Tax Parcel ID No: 23 08 27 0 000 002.040

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 29<sup>th</sup> day of March 2021.

  
David Brock Ray

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned Notary Public in and for said County and State, hereby certify that David Brock Ray 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 29<sup>th</sup> day of March 2021.

  
Notary Public  
My Commission Expires: 3/12/2023

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	David Brock Ray	Grantee's Name	GUARDIAN TAX AL, LLC
Mailing Address	9356 State Highway 132	Mailing Address	13575 LYNAM DRIVE
	Altoona, AL 35952		Omaha, NE 68138
Property Address	304 Forest Parkway	Date of Sale	March 29, 2021
	Alabaster, AL 35007	Total Purchase Price	\$0.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$52,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Assessor Market Value
<input type="checkbox"/> Closing Statement	

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 5-20-2021Print Rebecca M. Lambertus☐ Unattested

(verified by)

Sign

Rebecca Lambertus

(Grantor/Grantee/Owner/Agent), circle one

**Form RT-1**

eForms



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/20/2021 10:58:16 AM  
 \$77.00 CHERRY  
 20210520000248730

Allen S. Bayl