

20210909000439540  
09/09/2021 10:36:08 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: 20070222000082570  
Instrument: 20200420000152690  
**Assessed Value:** \$188,700.00

**STATE OF ALABAMA** )  
**COUNTY OF SHELBY** )

**QUITCLAIM DEED**

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$120,000.00 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**, remises, releases, and forever quitclaims to **Shawnita McKitchen**, 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 12, according to the Map of Survey of Grande View Estates, Givianpour Addition to Alabaster, 3rd Addition, as recorded in Map Book 20, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.

Commonly Known As: 161 Grande Club Drive, Maylene, Alabama, 35114  
Tax Parcel ID No: 23 5 21 0 003 012.000

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 27<sup>th</sup> day of August 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, President 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 27<sup>th</sup> day of August 2021.

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

Rebecca M. Lambertus  
Notary Public  
My Commission Expires: Apr 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 Shawnita McKitchen  
 Mailing Address 161 Grande Club Drive  
Maylene, AL 35114

Property Address 161 Grande Club Drive  
Maylene, AL 35114

Date of Sale 08/27/2021Total Purchase Price \$ 120,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/09/2021 10:36:08 AM  
 \$145.00 CHERRY  
 20210909000439540

*Rebecca Lambertus*

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 Amount paid pursuant to settlement agreement 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 9-9-2021Print Rebecca Lambertus☐ Unattested

(verified by)

Sign

*Rebecca Lambertus*

(Grantor/Grantee/Owner/Agent) circle one