

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

Source of title: Instrument number 2001-16836
Instrument number 20190131000031860
Assessed Value: \$69,210.00

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

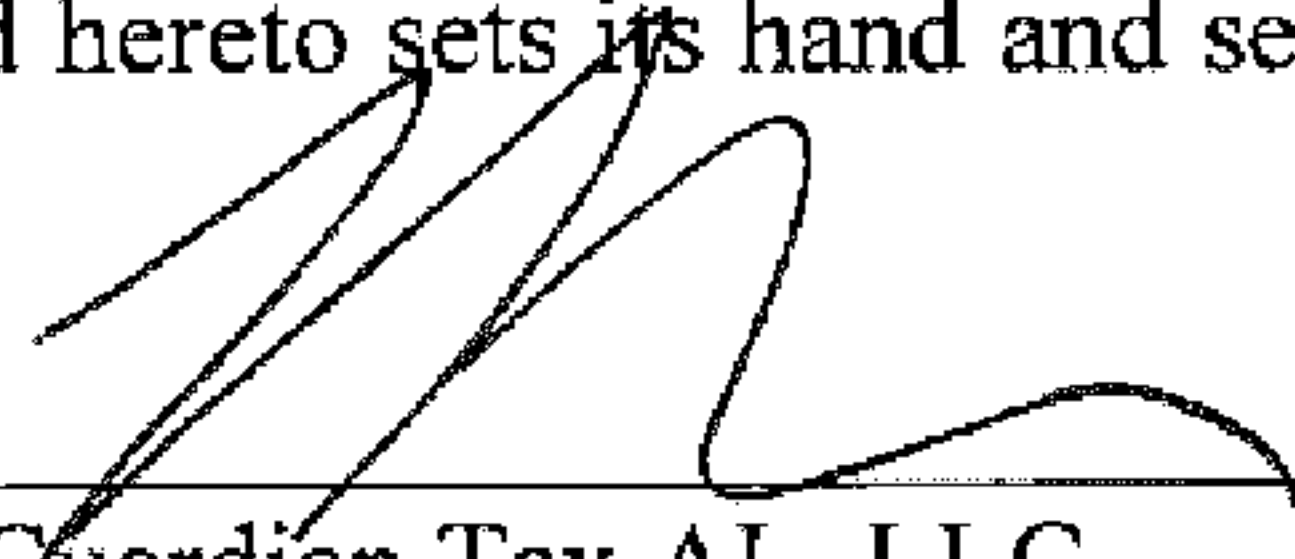
KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$17,225.53 and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, **Guardian Tax AL, LLC, a Nebraska limited liability company authorized to do business in Alabama**, remises, releases, and forever quitclaims to **City of Calera**, hereinafter Grantee, all its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

A lot in the Town of Calera, Alabama, described as follows: Commencing at the intersection of the East line or margin of Montgomery Avenue with the North line, or margin of Patton Street, and run thence East along the North line of Patton Street a distance of 234 feet for a point of beginning; Continue thence East along the North line of said Patton Street a distance of 56 feet; run thence North and parallel with Montgomery Avenue a distance of 180 feet to an alley; run thence West along the South side of said alley a distance of 56 feet; run thence South 180 feet to the North line or margin of Patton Street to the point of beginning, and being lot number 444 according to Dare’s Survey of the Town of Calera, Alabama, and being Lot Number 8, in Block Number 4, according to J. H. Dunstan’s Survey and Map of the Town of Calera, Alabama.

Commonly Known As: 1116 18th Ave, Calera, AL 35040
Tax Parcel ID No: 28 05 21 4 401 033.000

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 17th day of February 2022.



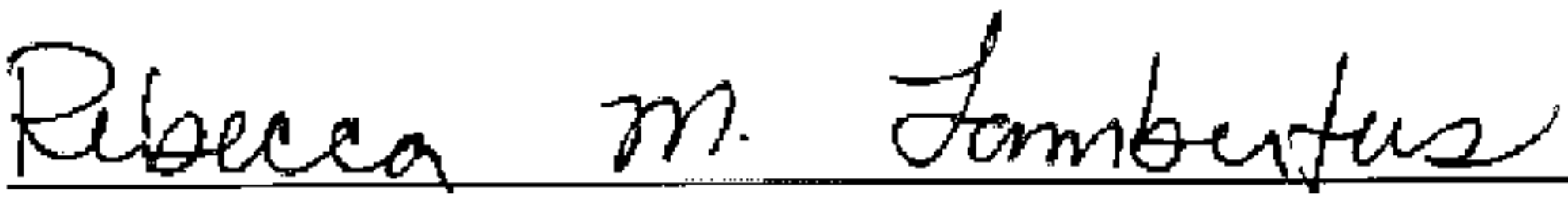
Guardian Tax AL, LLC
SOLE MEMBER: Guardian Tax Partners, Inc.
By: Matthew Pickens Its: CFO

STATE OF NEBRASKA)
COUNTY OF SARPY)

I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew Pickens, Chief Financial Officer 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 17th day of February 2022.

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



Notary Public
My Commission Expires: Apr 4 2022



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/21/2022 03:01:33 PM
 \$26.00 JOANN
 20220221000074240

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 AI
 Mailing Address Omaha, NE

Grantee's Name City of Calera
 Mailing Address 7901 Hwy 31
Calera, AL 35040

Property Address 1114 18th Ave
Calera, AL 35040

Date of Sale Feb 17, 2022
 Total Purchase Price \$
 or
 Actual Value \$17,225.53
 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 ☐ Appraisal
☐ Sales Contract ☒ Other tax redemption
☐ 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 2/17/22

Print Mike T Atchison

Unattested

(verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1