

20220309000097700  
03/09/2022 08:06:18 AM  
QCDEED 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 #20091230000476910

Assessed Value: \$139,000.00

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. Nancy C. Chambers, et. al. (CV-2020-900421.00), \$0.00 and other good and valuable consideration to the undersigned, the receipt of which is acknowledged, the undersigned, **Mike F. Alexander**, 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:

Condominium Unit #325 of Cambrian Wood Condominium, a condominium, as recorded in Map Book 6, Page 62 according to the Declaration of Condominium Ownership of Cambrian Wood Condominiums, recorded in Map Book 12, beginning at Page 87 and amended by Mis. Book 13, Page 2, Misc. Book 13, Page 4; and Misc. Book 13, Page 344, in the Probate Office of Shelby County, Alabama. Together with an undivided .0111225% interest appurtenant to said unit in the common elements as set forth in Exhibit "C" of said Declaration.

Commonly Known As: 325 Heath Dr, Birmingham, AL 35242  
Tax Parcel ID No: 10 01 02 0 993 081.004

TO HAVE AND TO HOLD unto the Grantee forever.

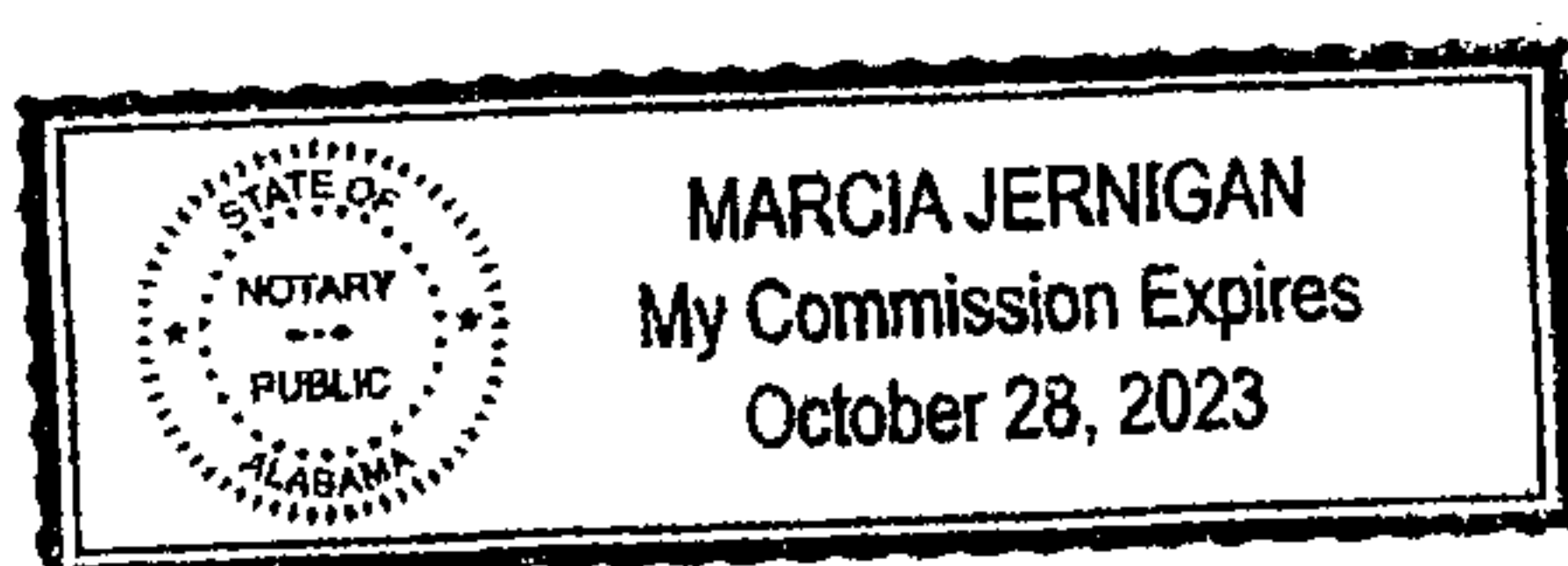
IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 8<sup>th</sup> day of March 2022.

Mike F. Alexander  
Mike F. Alexander

STATE OF ALABAMA )  
COUNTY OF Baldwin )

I, the undersigned Notary Public in and for said County and State, hereby certify that Mike F. Alexander 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 8<sup>th</sup> day of March 2022.



Marcia Jernigan  
Notary Public  
My Commission Expires: 10/28/2023



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/09/2022 08:06:18 AM  
 \$164.00 JOANN  
 20220309000097700

*Alvin S. Byrd*

### Real Estate Sales Validation Form

**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name	Mike F. Alexander	Grantee's Name	Guardian Tax AL, LLC
Mailing Address	2277 Oyster Bay LN	Mailing Address	13575 Lynam Drive
	Unit 2202		Omaha, NE 68138
	Golf Shores, AL 36542		
Property Address	325 Heath Drive	Date of Sale	03/08/2022
	Birmingham, AL 35242	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$139,000.00

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 Assessors 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 03/08/2022

Print Rebecca M. Lambertus

☐ Unattested

(verified by)

Sign Rebecca M. Lambertus

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1