

20220317000109840
03/17/2022 09:26:38 AM
DEEDS 1/4

After recording return to:
Title One Agency, Inc.
4618 Dressler Rd NW
Canton, OH 44718
File No. 2021-2546

Send Tax Notice to:
Christopher David Lee
5440 Louie Lane Suite 106
Reno, NV 89511

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 105160005041000

WARRANTY DEED

THIS DEED made and entered into on this 11th day of MARCH, 2022, by and between **Guardian Fund, LLC, a Nevada Limited Liability Company**, a mailing address of 5440 Louie Lane, Suite 106, Reno, NV 89511 hereinafter referred to as Grantor(s) and **Christopher David Lee and Abigail Sands Lee**, a mailing address of 5440 Louie Lane, Suite 106, Reno, NV 89511, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 99 Valleydale Court, Birmingham, AL 35244

Prior instrument reference: Instrument Number: _____, Recorded: _____

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 14th day of MARCH, 2022.

Guardian Fund, LLC, a Nevada Limited Liability Company

By: [Signature]
Name: Steve Sixberry
Title: Authorized Signer

STATE OF Nevada
COUNTY OF Washoe

I, Heather Hull, a Notary Public, in and for said County in said State, hereby certify that Steve Sixberry whose name as Authorized Signer of Guardian Fund, LLC, a Nevada Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Guardian Fund, LLC, a Nevada Limited Liability Company.

Given under my hand and seal this the 14th day of March, 2022

[Signature]
Notary Public
Print Name: Heather Hull
My commission expires: 7/21/2024



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

Situated in the Shelby County, State of Alabama, to-wit:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West, thence from the East line of said quarter-quarter, turn an angle to the left of 44 degrees 09 minutes and run in a Northwesterly direction a distance of 974 feet to the point of beginning; thence turn an angle to the left of 91 degrees 00 minutes and run in a Southwesterly direction a distance of 218.81 feet, thence turn an angle to the right of 91 degrees 21 minutes and run in the Northwesterly direction a distance of 381.70 feet, thence turn an angle to the right of 49 degrees 15 minutes 24 seconds and run in a Northerly direction a distance of 99.61 feet, thence turn an angle to the left of 48 degrees 56 minutes 06 seconds and run in the Northwesterly direction a distance of 207.93 feet to its intersection with the Southeast right of way line of Valleydale Road, thence turn an angle to the right of 65 degrees 14 minutes 45 seconds and run in a Northeasterly direction along the Southeasterly right of way line of Valleydale Road a distance of 22.02 feet; thence turn an angle to the right of 65 degrees 14 minutes 45 seconds and run in a Southeasterly direction a distance of 207.81 feet, thence turn an angle to the right of 48 degrees 56 minutes 06 seconds and run in a Southerly direction a distance of 99.53 feet, thence turn an angle to the left of 49 degrees 15 minutes 24 seconds and run a Southeasterly direction a distance of 222.73 feet, thence turn an angle to the left of 91 degrees 21 minutes and run in a Northeasterly direction a distance of 197.89 feet, thence turn an angle to the right of 91 degrees 00 minutes and run in a Southeasterly direction a distance of 149.31 feet to the point of beginning.

AND:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West, thence from the East line of Said quarter-quarter turn in an angle to the left of 44 degrees 09 minutes and run in a Northwesterly direction a distance of 1,148.31 feet, thence turn in an angle to the left 91 degrees 00 minutes and run in a Southwesterly direction for a distance of 218.74 feet, thence turn in an angle to the left of 88 degrees 39 minutes and run in a Southeasterly direction for a distance of 36.33 feet for the point of beginning. From the point of beginning thus obtained continue along last described course for a distance of 40 feet, thence turn an angle to the right of 105 degrees 00 minutes and run in a Southwesterly direction for a distance of 10 feet, thence turn an angle to the right of 89 degrees 27 minutes and run in a Northwesterly direction for a distance of 38.60 feet to the point of beginning.

AND:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter, Section 16, Township 19 South, Range 2 West; thence from the East line of said quarter-quarter, turn an angle to the left of 44 degrees 09 minutes and run in a Northwesterly direction a distance of 1,148.31 feet to the point of beginning, from the point of beginning thus obtained thence turn an angle to the left of 91 degrees and run in a Southwesterly direction a distance of 197.47 feet, thence turn an angle to the left of 88 degrees 39 minutes and run in a Southeasterly direction for a distance of 25.01 feet, thence turn an angle to the left of 91 degrees 21 minutes and run in a Northeasterly direction for a distance of 197.89 feet, thence turn an angle to the left of 89 degrees and run in a Northeasterly direction for a distance of 25 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel ID Number: 105160005041000

Property commonly known as: 99 Valleydale Court, Birmingham, AL 35244

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR GRANTEE.

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 Fund LLC
 Mailing Address 5440 Louie Lane, Suite 106
Reno, NV 89511

Grantee's Name Christopher David Lee & Abigail Sands Lee
 Mailing Address 5440 Louie Lane, Suite 106
Reno, NV 89511

Property Address 99 Valleydale Court
Birmingham, AL 35244

Date of Sale 03/11/2022

Total Purchase Price \$331,012.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/17/2022 09:26:38 AM
 \$114.00 JOANN
 20220317000109840

or
 Actual Value \$

or
 Assessor's Market Value \$



Allen S. Bayl

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
☐ 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 03/14/2022

Print Title One Agency - Cheryl Ann Sturiale, Escrow Officer

☐ Unattested
 (verified by)

Sign *Cheryl Ann Sturiale*
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1