

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

Source of title: Instrument: 20130205000050870
Instrument: 20181101000387890
Instrument: 20190131000031790
Instrument: 20211008000491330
Assessed Value: \$32,620.00

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$32,620.00 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 **11T AL, LLC**, hereinafter Grantee, all its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the NE1/4 of SW1/4, Section 14, Township 22 South, Range 1 East, more particularly described as follows: Commence at a point of intersection of the east side of Okomo Road and Norwood Road; thence run northerly along the said east side of said Norwood Road a distance of 425 feet to the point of beginning; thence run east a distance of 328 feet, more or less, to the east property line of Grantor; thence run north along the said east property line a distance of 150 feet to a point; thence run west a distance of 263 feet, more or less, to the said east side of said Norwood Road; thence run south along said east side of said road a distance of 150 feet to the point of beginning.

Commonly Known As: 100 South River Road, Shelby, AL 35143
Tax Parcel ID No: 30 6 14 0 000 011.000

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 12th day of October, 2021.

STATE OF NEBRASKA)
COUNTY OF SARPY)

Guardian Tax AL, LLC
SOLE MEMBER: Guardian Tax Partners, Inc.
By: Jared W. Hollinger Its: President

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 12th day of October 2021.

Rebecca M. Lambertus
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
05/26/2022 08:53:32 AM
\$58.00 CHERRY
20220526000212890

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 AL, LLC
Mailing Address 13575 Lynam Drive
Omaha, NE 68138

Grantee's Name 11T AL, LLC
Mailing Address 13575 Lynam Drive
Omaha NE 68138

Property Address 100 S. River Road
Shelby AL 35143

Date of Sale October 12 2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 32,620.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Assessors market value

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 10-12-2021

Print Rebecca Lambertus

☐ Unattested

(verified by)

Sign

Rebecca M. Lambertus
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1