

Send Tax Notice to:

Kimberly J. Massey  
9166 Brookline Lane  
Helena, AL 35080

This instrument prepared  
without the benefit of a title  
examination or survey by:

T. Michael Brown  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 5<sup>th</sup> Avenue North  
Birmingham, AL 35203  
205-521-8000

**SOURCE OF TITLE:**        **Office of the Judge of Probate of Shelby County, AL**  
**Instrument 20040206000062090; Office of the Judge of Probate**  
**of Shelby County Book 2000, Page 35157**

**Tax Parcel ID: 13-5-21-4-008-001.000**

**QUITCLAIM REDEMPTION DEED**

STATE OF ALABAMA                    §  
   §        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY                §

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned **GUARDIAN TAX AL LLC** ("Grantor"), in hand paid by **KIMBERLY J. MASSEY CULVERHOUSE & BILLY F. MASSEY** ("Grantee"), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to Grantee all of Grantor's rights, title, interest, and claim, if any, in or to the following described real estate to-wit:

Lot 96-A, According to the Map and Survey of Wyndham Cottages Phase !! as recorded in Map Book 27, Page 2, In the Probate Office of Shelby County, Alabama.

Commonly known as: 9166 Brookline Lane, Helena, Alabama 35080

TO HAVE AND TO HOLD to Grantee, their heirs, executors, successors and assigns forever.

***[Signature and Acknowledgment Page Follows]***

20220614000239210 06/14/2022 03:41:56 PM QCDEED 2/3  
IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed this 13<sup>th</sup>  
day of June, 2022.

**GUARDIAN TAX AL LLC**

By: [Signature]  
Name: Matthew Pickens  
Title: Chief Financial Officer

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

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Matthew Pickens, whose position as Chief Financial Officer, at **Guardian Tax AL LLC**, 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 said instrument, (s)he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking association.

Given under my hand and official seal this the 13<sup>th</sup> day of June, 2022.

Rebecca M. Lambertus  
Notary Public

AFFIX SEAL

My commission expires: Apr 4 2026

REBECCA M. LAMBERTUS  
General Notary - State of Nebraska  
My Commission Expires Apr 4, 2026

## 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

Grantee's Name:  
Kimberly J. Massey Culverhouse and  
Billy F. Massey

Mailing Address:  
13575 Lynam Drive  
Omaha, Nebraska 68138

Mailing Address:  
9166 Brookline Lane  
Helena, Alabama 35080

Property Address:  
9166 Brookline Lane  
Helena, Alabama 35080

Date of Sale: June 14, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/14/2022 03:41:56 PM  
\$41.50 JOANN  
20220614000239210

*Allen S. Bayl*

Total Purchase Price	\$13,292.99
or	
Actual Value	\$ _____
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  
☐ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☒ Other

Redemption from Tax Assessor

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: June 14, 2022

Print: Guardian Tax AL LLC

X Unattested

Signed By: T. Michael Bay

(verified by) \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1