



20220719000284210 1/5 \$168.50  
Shelby Cnty Judge of Probate, AL  
07/19/2022 10:58:57 AM FILED/CERT

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: 20060302000099140  
Instrument Number: 20200420000152730  
Assessed Value: \$134,500.00

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 Chambers, et. al., (58-CV-2020-900421.00), and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, **Nancy C. Chambers and Dawn W. Cooper**, remises, releases, and forever quitclaims to **Guardian Tax AL, LLC**, a Nebraska limited liability company authorized to do business in Alabama, hereinafter Grantee, all its 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 Drive, 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 16th day  
of ~~May~~ 2022.  
July

*Dawn Hobbs Cooper, POA for*  
Nancy C. Chambers *Nancy C. Chambers*

  
Dawn W. Cooper

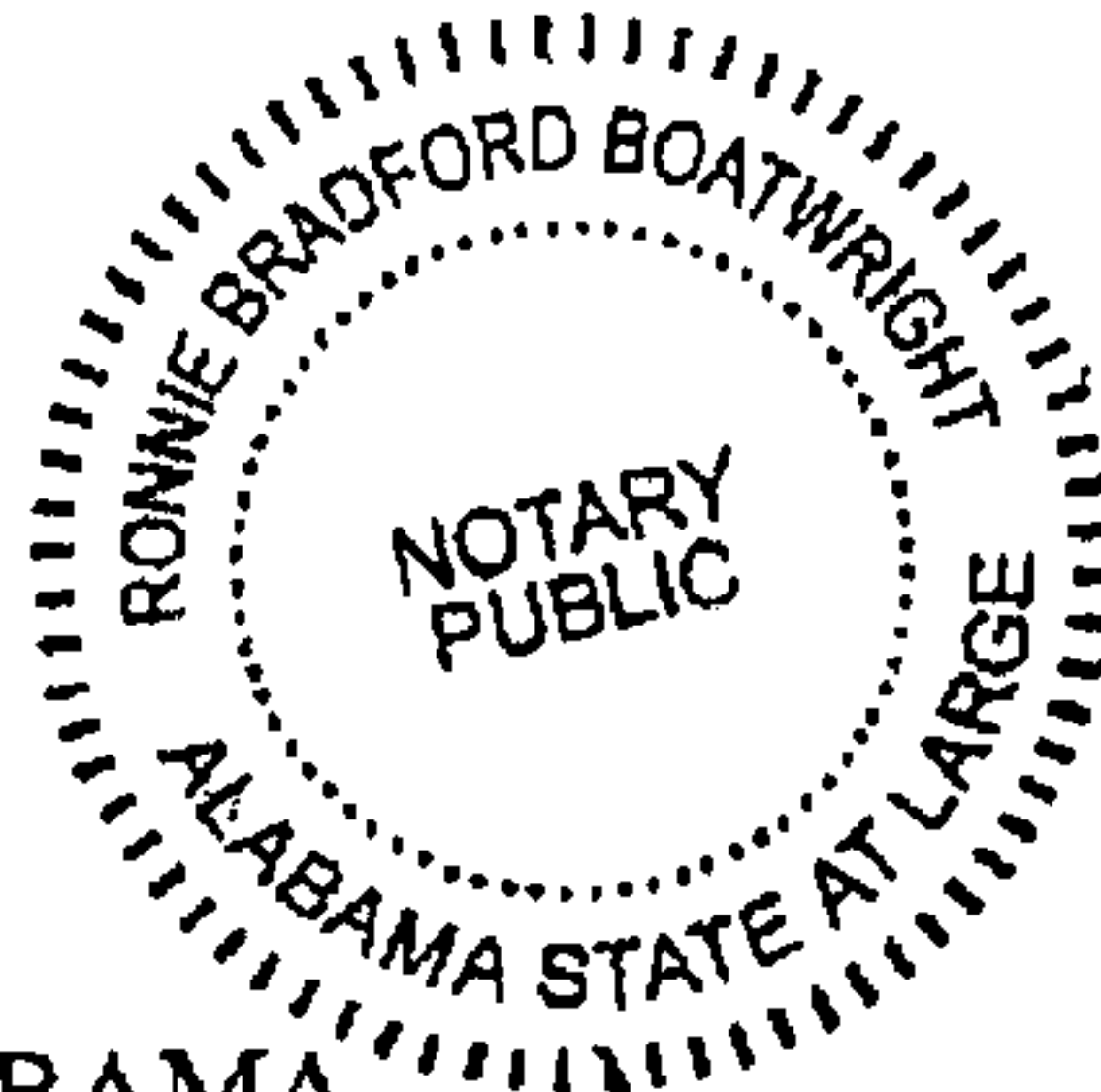
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STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned Notary Public in and for said County and State, hereby certify that Nancy C. Chambers, 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 16 day of <sup>July</sup>~~May~~ 2022.

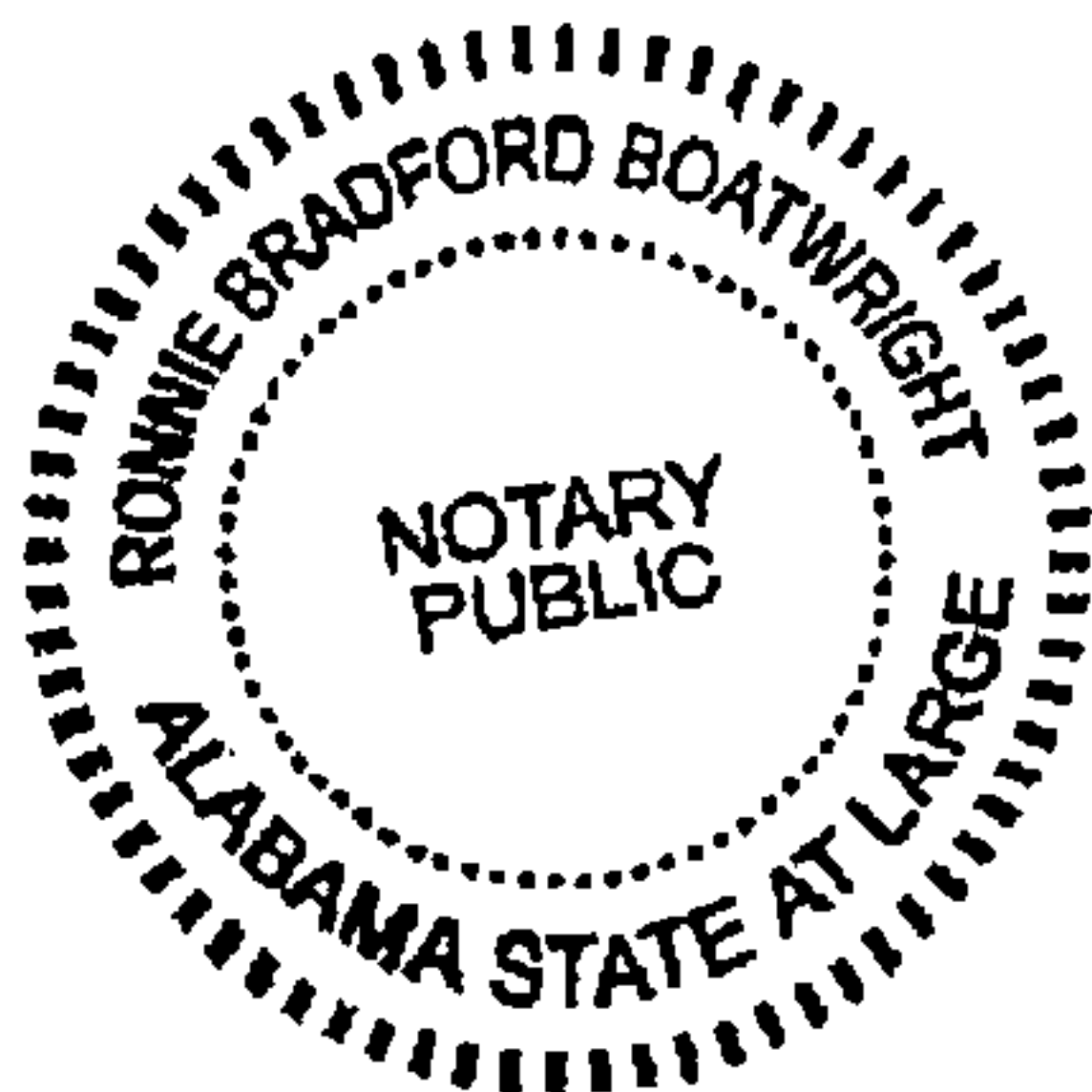


Ronnie B Boatwright  
Notary Public  
My Commission Expires: 1-2-2024

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned Notary Public in and for said County and State, hereby certify that Dawn W. Cooper, 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 16 day of <sup>July</sup>~~May~~ 2022.



Ronnie B Boatwright  
Notary Public  
My Commission Expires: 1-2-2024



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## DURABLE POWER OF ATTORNEY

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS that I, **Nancy Chambers**, a legal resident of the State of Alabama, presently being of sound mind and not being under any mental disability, incompetency or incapacity, do hereby nominate, constitute and appoint **Dawn Hobbs**, a legal resident of the State of Alabama, as and for my true and lawful attorney-in-fact under the provisions of and in accordance with §26-1-2, 1975 *Code of Alabama*, so that this power of attorney shall not be affected by my subsequent disability, incompetency or incapacity. I hereby bestow and vest my said attorney-in-fact with the following powers for me and in my name and on my behalf:

To withdraw any and all monies deposited with any bank, trust company or other financial institutions now or hereafter having monies belonging to me or held in my name, and for that purpose to draw checks in my name;

To deposit in my name and for my account with any bank, trust company or other financial institution, all monies payable or belonging to me or that may come into possession of my said attorney-in-fact; and all bills of exchange, drafts, checks, promissory notes and other instruments for money payable or belonging to me, and for that purpose to sign my name and endorse same for deposit or collection;

To have free access to safe deposit boxes and other places of safekeeping and storage, and to withdraw any or all of the property therefrom;

To invest and reinvest funds now or hereafter belonging to me in such securities or other properties as my said attorney shall deem proper;

To collect, sue, compromise or otherwise dispose of any claim or debt in which I now or hereafter may have an interest;

To pay, compromise or otherwise discharge and secure releases from any obligations or claims against me as my said attorney shall deem proper;

To exercise all present or future rights and powers with respect to any security now or hereafter owned by me, including mutual funds and their investments;

To sell, transfer, exchange or otherwise dispose of any of my property, real, personal or mixed, whether presently owned or hereafter acquired in my name, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or transfer of the same;

To lease, lease with option to sell, manage and delegate management of all real properties now or hereafter owned by me, and to take a lease of or to rent real property as a tenant; and,

To do, generally, any or all acts on my behalf on any other matters or things pertaining to or belonging to me with the same validity as I might act or could do if personally present and not under any disability, incompetency or incapacity.

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To exercise all powers and do all acts on my behalf deemed by my said attorney-in-fact to be incidental to, or necessary or proper to carry into full effect, the foregoing powers hereby ratifying and confirming all that my said attorney-in-fact can lawfully do or cause to be done by virtue hereof.

In the event that during my disability, incompetency or incapacity any proceedings are commenced in any Court to appoint a guardian, curator or other fiduciary for and on my behalf, then and in those events, I do hereby nominate and request the Court to appoint **Dawn Hobbs** as such guardian, curator or other fiduciary.

It is my intention that notwithstanding my subsequent disability, incompetency or incapacity, this power of attorney shall remain in full force and effect until expressly revoked or amended as provided by law, provided that such revocation or amendment shall be of no effect with respect to parties acting or things done in reliance upon this durable power of attorney prior to the actual receipt by them of written notice of such revocation or amendment.

IN WITNESS WHEREOF, I set my hand and seal this 8 day of February, 1997.

WITNESSES:

Bibi Darley  
Patricia L. Shelton

Nancy Chambers (SEAL)  
Nancy Chambers

STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nancy Chambers**, whose name was signed to the foregoing instrument in my presence, and who is known to me, acknowledged before me on this day, that, being informed of all contents of the foregoing Durable Power of Attorney, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of February, 1997.

Era J. Heifner  
Notary Public





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/19/2022 10:58:57 AM  
\$168.50 BRITTANI  
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Real Estate Sales v Allen S. Byrd

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

Grantor's Name Nancy C. Chambers  
Mailing Address Dawn W. Hobbs. Cooper  
205 Twin Oaks Way  
Chelsea, AL 35043

Grantee's Name Guardian Tax AL, LLC  
Mailing Address 13575 Lynam Drive  
Omaha, NE 68138

Property Address 325 Heath Drive  
Birmingham, AL 35242

Date of Sale July 16, 2022  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$134,500.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other - Assessor's Market Value  
☐ 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 July 19, 2022

Print Rebecca M. Lambertus

☐ Unattested

Sign Rebecca M. Lambertus

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1