



20220930000375990 1/2 \$73.00  
Shelby Cnty Judge of Probate, AL  
09/30/2022 03:15:26 PM 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: 20140110000010870  
Instrument number: 20200420000152820  
**Assessed Value:** \$147,230.00

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

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**QUITCLAIM DEED**

**\*\*TITLE NOT EXAMINED BY PREPARER\*\***

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$48,000.00 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 **Anni K. Raymond and Charles Britt Raymond**, hereinafter Grantee, all its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, Block 6, according to the map and survey of Green Valley Second Sector, as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.

Commonly Known As: 315 Joye Lane, Alabaster AL, 35007  
Tax Parcel ID No: 23 6 23 1 001 016.000

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 18<sup>th</sup> day of August 2022.

Guardian Tax AL, LLC  
SOLE MEMBER: Guardian Tax Partners, Inc.  
By: Matthew Pickens Its: CFO

**STATE OF NEBRASKA**  
**COUNTY OF SARPY**

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)

I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew Pickens 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 18<sup>th</sup> day of August 2022.

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

Rebecca M. Lambertus

Notary Public

My Commission Expires: Apr 4 2026



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## Real Estate Sales Validation Form

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

Grantor's Name Gaudin Tax  
Mailing Address 2163 Hwy 31 S Ste 213  
Pellham AL 35124

Grantee's Name Charles & Ann Raymond  
Mailing Address 315 JOYE LANE  
ALABASTER  
AL 35007

Property Address 315 JOYE LANE  
ALABASTER AL  
35007

Date of Sale AUG 18 2022  
Total Purchase Price \$ 48,000  
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

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 9/20/2022

Unattested

(verified by)

Print CHARLES B RAYMOND

Sign   
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1