

20221103000412350
11/03/2022 12:06:07 PM
QCDEED 1/3

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

Source of title: Instrument 20200420000152810
Instrument 20221025000400340
Assessed Value: \$72,950

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED
****TITLE NOT EXAMINED BY PREPARER****

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$72,950 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:

Lots 17, 18, 19, 20, 21, and 22, Block 70, According to Safford's map Town of Shelby, dated 1890 and recorded in Probate Office of Shelby County, Alabama.

Address: 216 HWY 303, Shelby, AL 35143

Parcel No.: 29 06 24 0 001 029.000

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 15th day of November 2022.



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

STATE OF NEBRASKA)
COUNTY OF SARPY)

I, the undersigned Notary Public in and for said County and State, hereby certify that Jared Hollinger, the 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 1st day of November 2022.

Rebecca M. Lambertus
Notary Public
My Commission Expires: Apr 6 2022

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
 Mailing Address 13575 Lynam Drive
Omaha, NE 68138

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

Property Address 216 Hwy 303
Shelby, AL 35143

Date of Sale November 1 2022
 Total Purchase Price _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2022 12:06:07 PM
 \$101.00 JOANN
 20221103000412350

or
 Actual Value \$ _____

or
 Assessor's Market Value \$72,950.00



Purchase price or actual value claimed Rebecca M. Lambertus this form can be verified in the following documentary evidence: (check one) (Recordation Rebecca M. Lambertus 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 November 3, 2022

Print Rebecca M. Lambertus

☐ Unattested _____
 (verified by)

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