

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

**Source of title:** Instrument: 20130107000010390  
Instrument: 20190131000031880  
**Assessed Value:** \$60,000.00

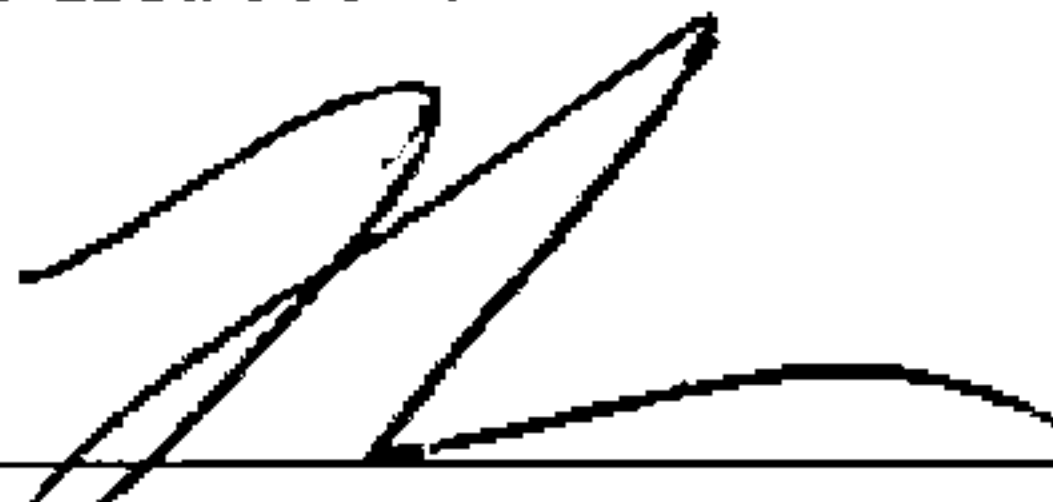
**STATE OF ALABAMA ) QUITCLAIM DEED**  
**COUNTY OF SHELBY ) \*\*TITLE NOT EXAMINED BY PREPARER\*\***

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$4,288.45 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 **End of the Road, LLC, a Nebraska limited liability company**, 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 19, according to the Survey of Spring Gate, Sector One, Phase Two, as recorded in Map Book 18 Page 148 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Commonly known as: 109 Spring Place, Alabaster, AL 35007  
Tax Parcel ID No: 13 7 26 1 002 019.000  
TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 31<sup>st</sup> day of January 2023.


  
\_\_\_\_\_  
Guardian Tax AL, LLC  
SOLE MEMBER: Guardian Tax Partners, Inc.  
By: Matthew Pickens  
Its: Chief Financial Officer

STATE OF NEBRASKA )  
COUNTY OF SARPY )

I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew Pickens, CFO 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 31<sup>st</sup> day of January 2023.

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

  
\_\_\_\_\_  
Notary Public  
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	<u>Guardian Tax AL, LLC</u>	Grantee's Name	<u>End of the Road</u>
Mailing Address	<u>13575 Lynam Drive</u> <u>Omaha, NE 68138</u>	Mailing Address	<u>13575 Lynam Drive</u> <u>Omaha, NE 68138</u>
Property Address	<u>109 Spring Street</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>January 31, 2023</u>
		Total Purchase Price	<u>\$4,288.45</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other - Redemptive value of the tax deed
<input type="checkbox"/> 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	<u>August 25, 2022</u>	Print	<u>Rebecca M. Lambertus</u>
<input type="checkbox"/> Unattested	<u></u> (verified by)	Sign	<u>Rebecca M. Lambertus</u> (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/31/2023 11:33:28 AM  
\$29.50 PAYGE  
20230131000025500

Allen S. Bayl