

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

Source of title: Deed Book: 1995 Page: 26682
Instrument: 20190131000031870
Instrument: 20221103000411970

Appraised Value: \$92,000.00

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$92,000.00 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 **GTP TLC REO A, 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:

A parcel of land situated in the SE ¼ of the SE ¼ of Section 3, Township 24 North, Range 13 East, and being more particularly described as follows: Commence at the Southeast corner of the SE ¼ of the SE ¼ of Section 3, Township 24 North, Range 13 East; thence run North along the East line of said Section 3, a distance of 470.0 feet to the point of beginning; thence continue along the last described course a distance of 464.85 feet; thence turn left 85 degrees 21 minutes 55 seconds and run West a distance of 210.0 feet; thence turn left 94 degrees 38 minutes 05 seconds and run South a distance of 464.85 feet to the North right of way line of a proposed roadway; thence turn left 85 degrees 21 minutes 55 seconds and run East along said right of way line a distance of 210.0 feet to the point of beginning. According to survey of Samuel J. Martin, Reg. #12501, dated September 20, 1986.

Commonly Known As: 315 Bonnieville Drive, Calera, AL 35040
Tax Parcel ID No: 58 35 02 03 0 001 004.003

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 23rd day of March, 2023.

Guardian Tax AL, LLC

By: Jared Hollinger
Its: Authorized Agent

STATE OF NEBRASKA)
COUNTY OF SARPY)

I, the undersigned Notary Public in and for said County and State, hereby certify that Jared Hollinger, Authorized Agent 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 23rd day of March, 2023.

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



Filed and Recorded 20230323000081540 03/23/2023 01:08:24 PM QCDEED 2/2
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2023 01:08:24 PM
\$117.00 BRITTANI
20230323000081540

Allen S. Bayl

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 GTP TLC REO A, LLC
Mailing Address 13575 Lynam Drive
Omaha, NE 68137

Property Address 315 Bonnieville Drive
Calera, AL 35040

Date of Sale March 23, 2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$92,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other - Assessor's Market Value

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 March 23, 2023

Print Rebecca M. Lambertus

☐ Unattested

(verified by)

Sign

Rebecca M. Lambertus

(Grantor/Grantee/Owner/Agent) circle one