

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

Source of title:	Instrument 1996003115600000 Instrument 20200420000152930
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 dismissal from Guardian Tax AL, LLC v. Heirs of J. Roy Weekly, et. al. (58-CV-2022-900154.00), \$0.00 and other good and valuable consideration to the undersigned, the receipt of which is acknowledged, the undersigned **Terri Weekley, Jay Weekley, Josh Weekley, and Jamie Perry**, individually and as the Sole Heirs of J. Roy Weekly, remise, release, and forever quitclaim 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:

Lot 901 according to the Survey of Forest Parks – 9th Sector, as recorded in Map Book 24, at Page 138 A & B, and Instrument No. 1998-49151, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Forest Park, 9th Sector, as recorded in Map Book 24, page 138 A & B, in the Probate Office of Shelby County, Alabama.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto including those as recorded in Volume 53, page 262.
3. Easements granted to Alabama Power Company recorded in Volume 236, page 829.
4. Right of way granted to Alabama Power Company, recorded in Volume 139, page 127; Volume 133, page 210; Volume 126, page 191; Volume 126, page 192; Volume 126, page 323 and Volume 124, page 519.
5. Restrictions recorded in Instrument #1998/49152.

Parcel No.: 09 05 21 0 000 001.198

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 6th day of October 2022.

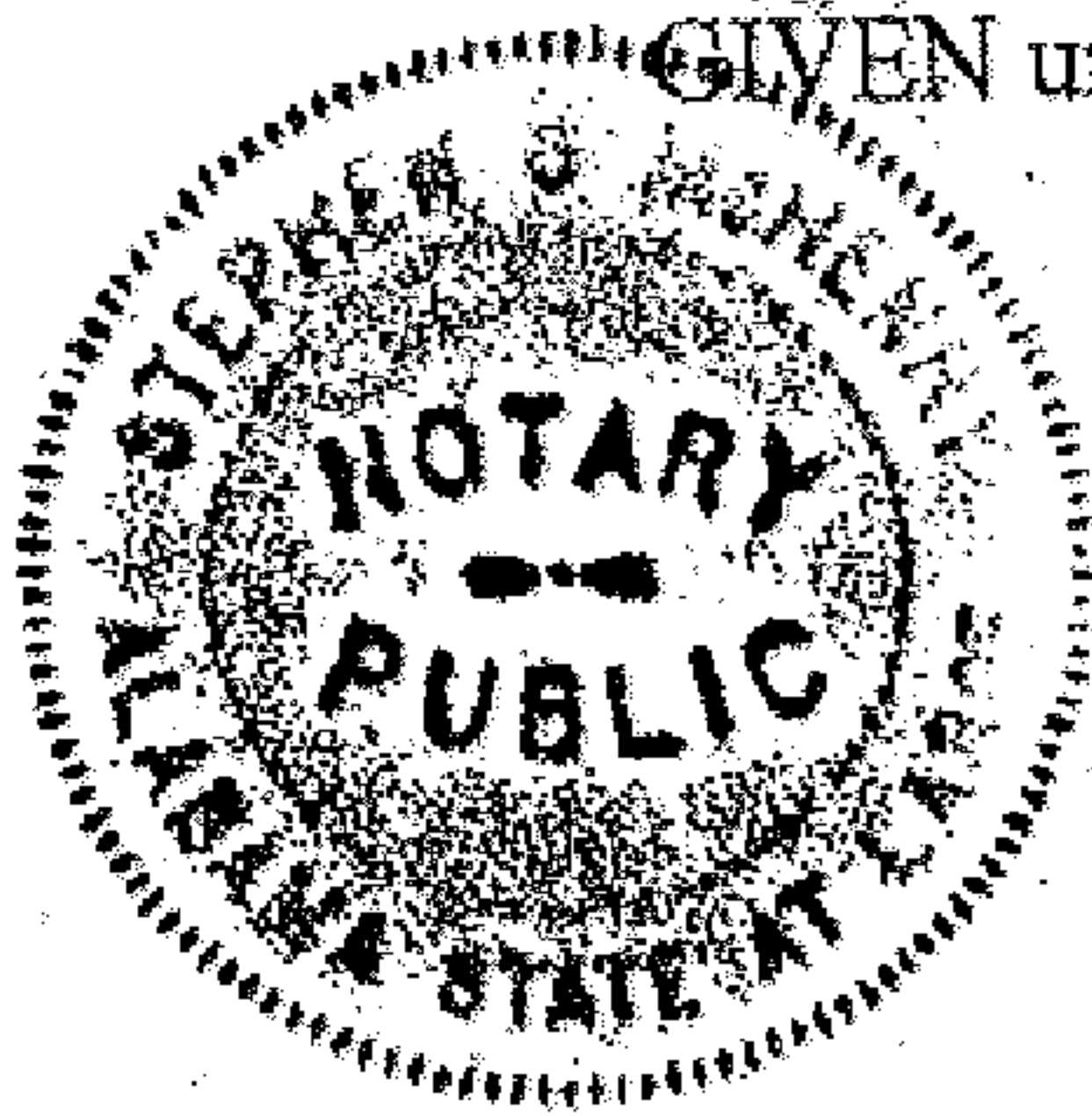
Jay Weekley

Print: Jay Weekley
 Executor of the Estate of Terri Weekley,
 Individually and as an Heir of J. Roy Weekly

STATE OF ALABAMA)
 COUNTY OF Cullman)

I, the undersigned Notary Public in and for said County and State, hereby certify that Jay Weekley 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 6th day of October 2022.



Stephen S. McHenry
 Notary Public
 My Commission Expires: 12-05-2023

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 6th day of October 2022.

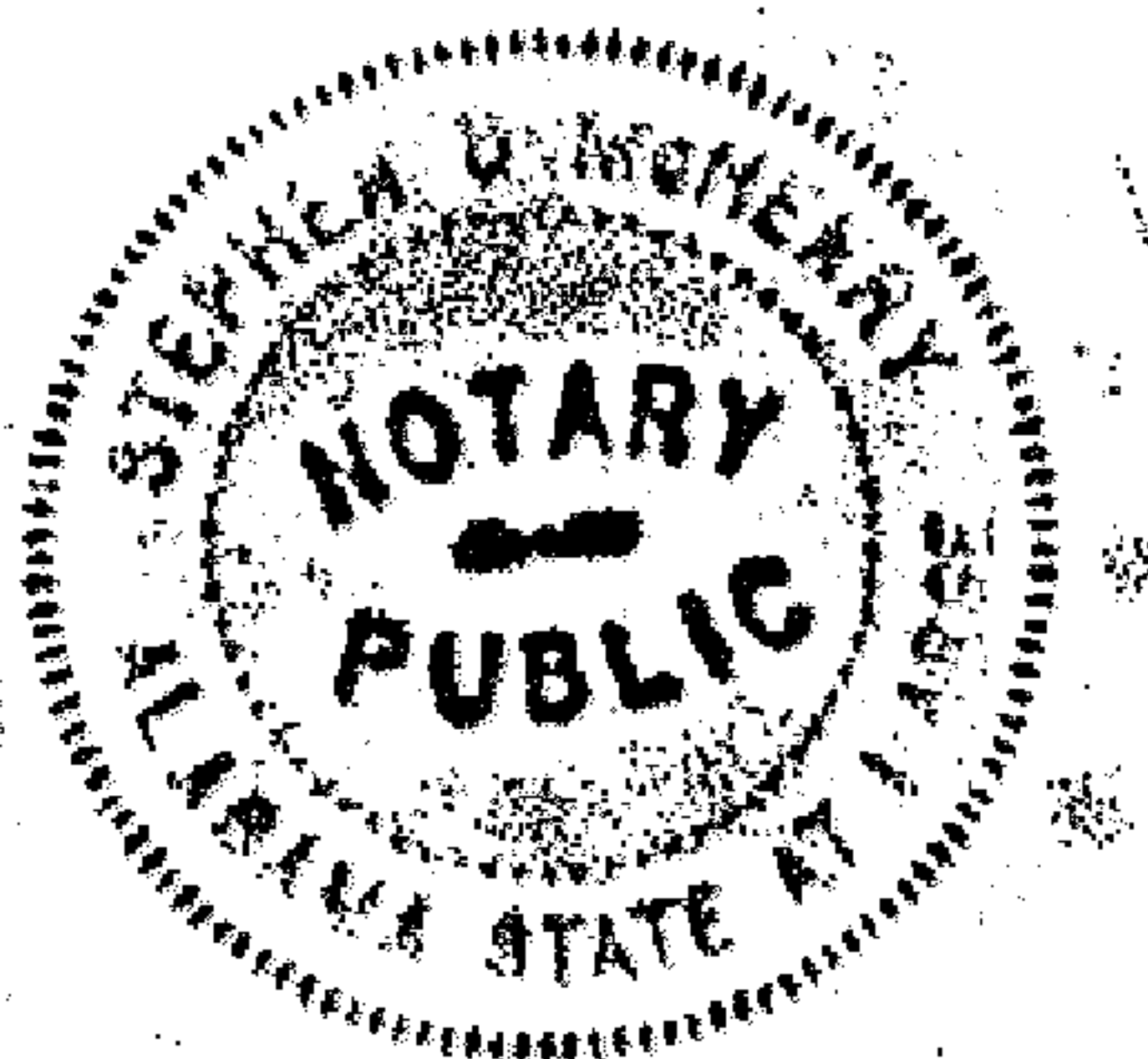
Jay Weekley

Jay Weekley,
 Individually and as an Heir of J. Roy Weekly

STATE OF ALABAMA)
 COUNTY OF Cullman)

I, the undersigned Notary Public in and for said County and State, hereby certify that Jay Weekley 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 6th day of October 2022.



Stephen S. McHenry
 Notary Public
 My Commission Expires: 12-05-2023

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 2 day
of March 2023.

A notary public or other officer completing
this certificate verifies only the identity of
the individual who signed the document to
which this certificate is attached, and not
the truthfulness, accuracy, or validity of that
document.

Josh Weekley,

Individually and as an Heir of J. Roy Weekly

SEE ATTACHED
for valid California wording
Ani Ortega

STATE OF ALABAMA)
COUNTY OF _____)

I, the undersigned Notary Public in and for said County and State, hereby certify that _____
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 ____ day of _____ 2022.

SEE ATTACHED
for valid California wording
Ani Ortega

Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the ____ day
of _____ 2022.

Jamie Perry,

Individually and as an Heir of J. Roy Weekly

STATE OF ALABAMA)
COUNTY OF _____)

I, the undersigned Notary Public in and for said County and State, hereby certify that _____
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 ____ day of _____ 2022.

Notary Public

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

ss.

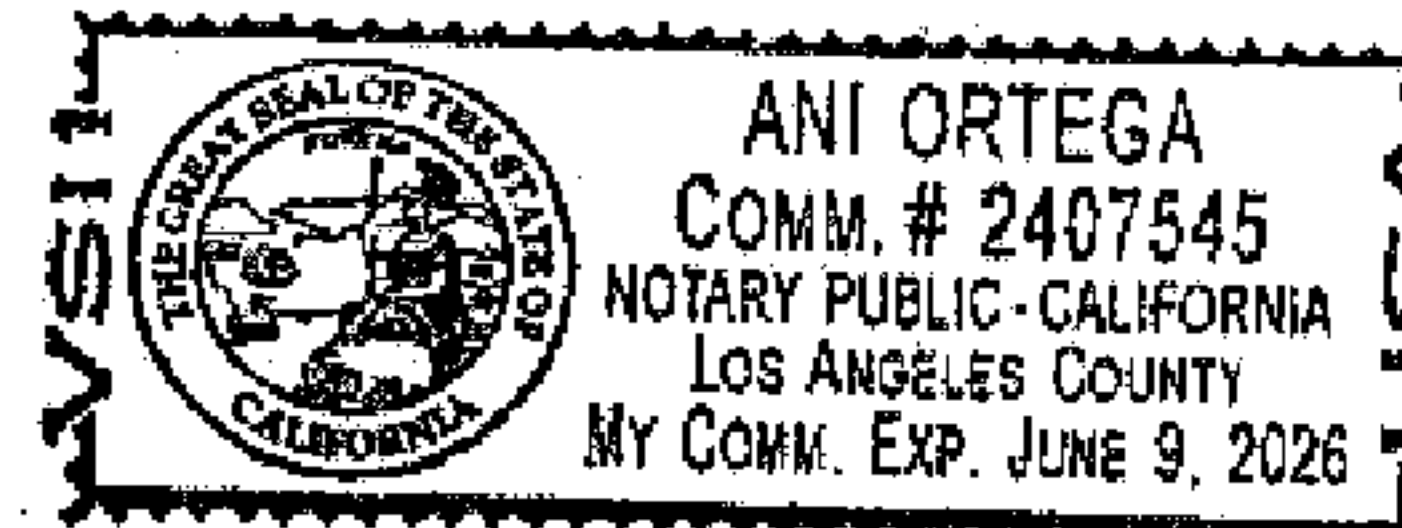
County of Los Angeles

On March 2, 2023 before me, Ani Ortega, Notary Public, personally appeared;

(Josh Weekley) aka Joshua Weekley
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature (seal)

Quitclaim Deed

Type/Name of Document

Pages including Acknowledgement

(5) @

Casita Postal

13439 osborne st suite 11 arleta, ca 91331 usa | 818-899-2274 | ship@casitapostal.com

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the ____ day of _____ 2022.

Josh Weekley,
Individually and as an Heir of J. Roy Weekly

STATE OF ALABAMA)
COUNTY OF _____)

I, the undersigned Notary Public in and for said County and State, hereby certify that _____ 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 ____ day of _____ 2022.

Notary Public
My Commission Expires: _____

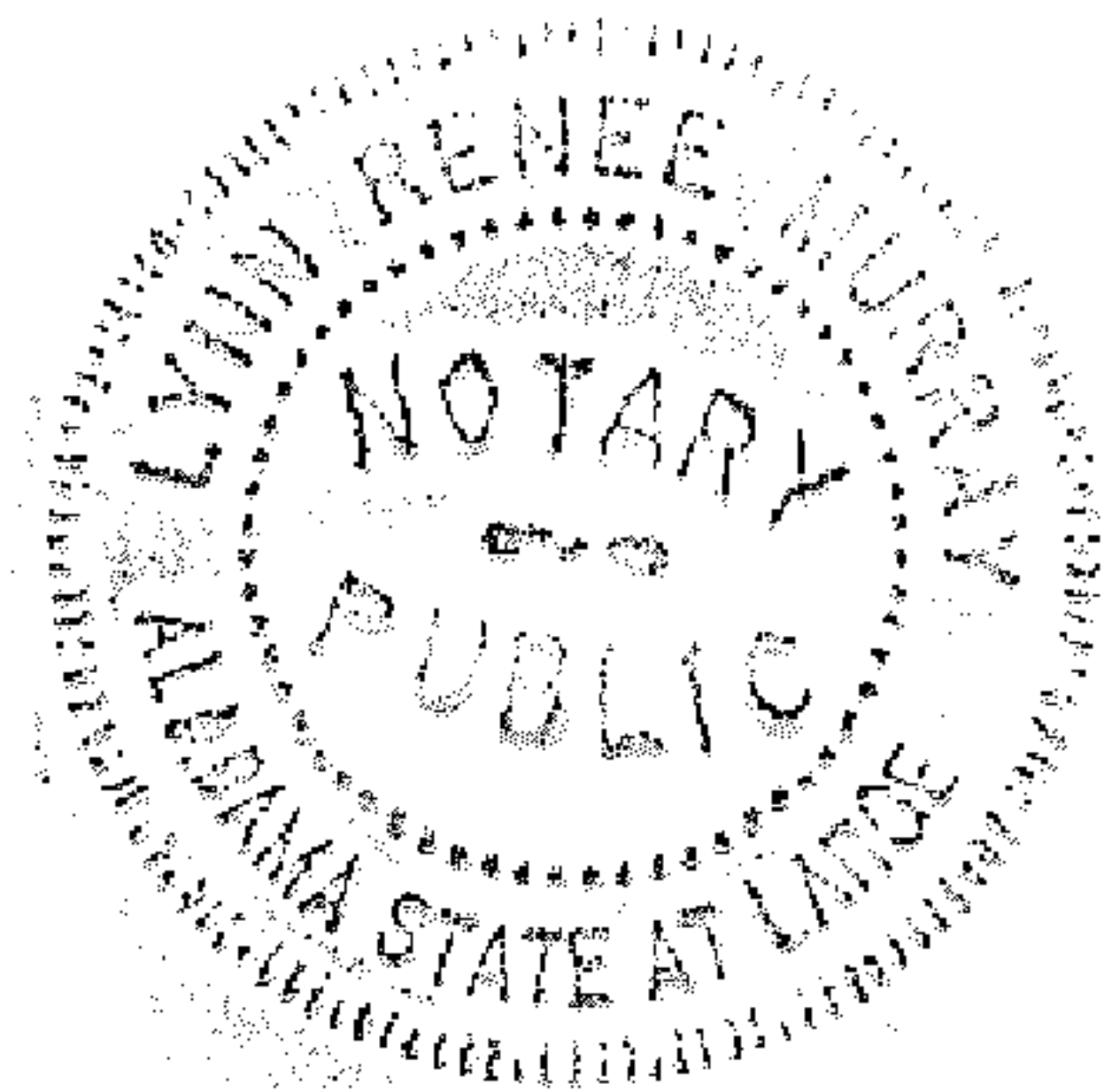
IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 3 day of MARCH 2022. 2023

Jamie Perry,
Individually and as an Heir of J. Roy Weekly

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned Notary Public in and for said County and State, hereby certify that Jamie Perry 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 3rd day of March 2022. 2023
lem



Lynne Renee Murray
Notary Public
My Commission Expires October 11, 2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Heirs of J. Roy Weekley
 Mailing Address 509 Oak Manor
Cullman, AL 35055

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

Property Address Parcel
09 05 21 0 000.198

Date of Sale March 3, 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$60,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/26/2023 11:53:10 AM
 \$101.00 JOANN
 20230426000121380

Allen S. Bayl

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 April 26, 2023

Print Rebecca M. Lambertus

☐ Unattested

(verified by)

Sign Rebecca M. Lambertus

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1