

This instrument prepared by:  
**Jeffrey M. Chapman, Esq.**  
2163 Highay 31 South, Suite 213, Pelham, AL 35124  
After Recording Return to:  
**Guardian Tax AL, LLC**  
13575 Lynam Drive  
Omaha, NE 68138



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/12/2023 11:19:19 AM  
\$26.00 JOANN  
20230512000141250

*Allen S. Bayl*

STATE OF ALABAMA )  
COUNTY OF SHELBY )

## SCRIVENER'S AFFIDAVIT

**KNOW ALL MEN BY THESE PRESENTS:** That I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that before me personally appeared **JEFFREY M. CHAPMAN, ESQ.**, who is known to me and who being by me first duly sworn does on his oath depose and say as follows:

I, **JEFFREY M. CHAPMAN, ESQ.**, was the Scrivener in that certain QUITCLAIM DEED executed by **TERRI WEEKLEY, JAY WEEKLEY, JOSH WEEKLEY, and JAMIE PERRY**, individually and as Sole Heirs of J. Roy Weekley, dated **March 2, 2023**, and filed for record **April 26, 2023**, in the Office of the Judge of Probate of **SHELBY COUNTY, ALABAMA** in Instrument # **20230426000121380**.

The legal description on said Quitclaim Deed describes the same property purchased by J. Roy Weekley at the tax sale held in May of 2009 and sold again at the tax sale held on March 21, 2016, to Guardian Tax AL, LLC, described on the Certificate of Land Sold for Taxes as follows:

SECTION 21 TOWNSHIP 19S RANGE 1W

BEG E MOST COR LOT 529 FOREST PARKS 5<sup>TH</sup> SEC MB23 PG155; NE180 ALG NW ROW BEAR CREEK RD NW162.46 TO SE ROW LANDALE DR SW 180 ALG ROW SE161.66 TO POB.

The parcel is labeled as a parcel of land designated for future development adjacent to Lot 902 of Forest Parks 9<sup>th</sup> Sector as recorded in Map Book 24, Page 138 A-B.

  
JEFFREY M. CHAPMAN, ESQ.

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Given under my hand and official seal this 10<sup>th</sup> day of May, 2023.

  
NOTARY PUBLIC

My Commission Expires:

(SEAL)

