

20230620000183480 1/2 \$46.50
Shelby Cnty Judge of Probate, AL
06/20/2023 03:07:27 PM FILED/CERT

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: 126 Page: 199
Instrument: 20200420000152850
Assessed Value: \$37,500.00

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

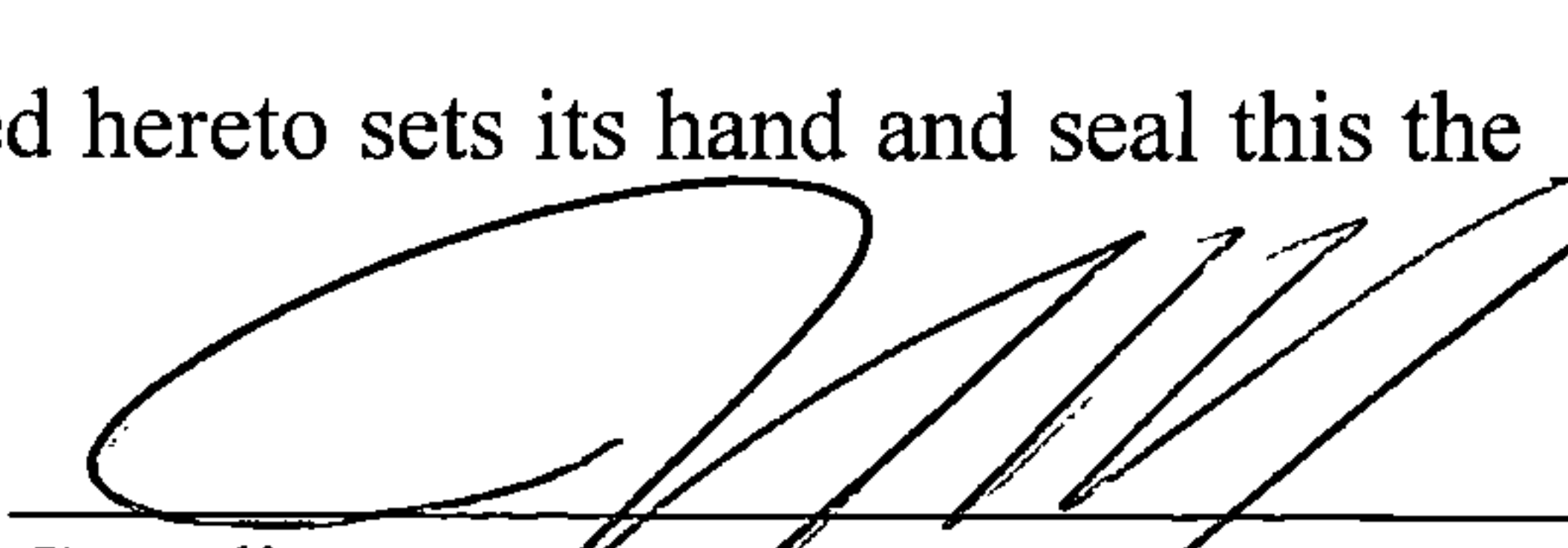
KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$21,048.39 and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, **Guardian Tax AL, LLC, a Nebraska limited liability company authorized to do business in Alabama**, remises, releases, and forever quitclaims to **J & R Properties, LLC, an Alabama 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:

Begin 50 feet south of the NE corner of Block 45 Dunston’s survey of the Town of Calera, Alabama; thence in a westerly direction 150 feet, thence south 50 feet, thence in an Easterly direction 150 feet, thence North along the Montgomery Highway 50 feet to the point of beginning.

Commonly Known As: 7910 HWY 31, Calera, AL 35040
Tax Parcel ID No: 28-5-21-1-001-025.000

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 14th day of June 2023.

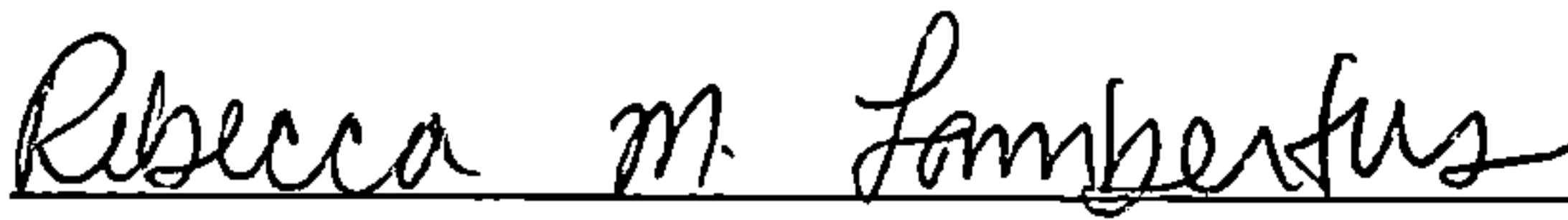

Guardian Tax AL, LLC
By: Jared Hollinger Its: Manager

STATE OF NEBRASKA)
COUNTY OF SARPY)

I, the undersigned Notary Public in and for said County and State, hereby certify that Jared Hollinger, Manager 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 14th day of June 2023.

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


Notary Public
My Commission Expires: April 4, 2026

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,



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Grantor's Name Guardian Tax AL, LLC
Mailing Address 13575 Lynam St
Omaha, NE 68138

Grantee's Name J & R Properties, LLC
Mailing Address PO Box 555
Montevallo, AL 35115

Property Address 7910 Hwy 31
Calera, AL 35040

Date of Sale 6/14/23

Total Purchase Price \$ 21,048.39

or

Actual Value \$

or

Assessor's Market Value \$

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 Court order case no cv2022-900195

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 6/20/23

Print William R. Justice

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1