

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
Instrument 20220318000113050
Instrument 20230426000121380
Instrument 20230512000141250

Appraised Value: \$85,000.00

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$85,000.00 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 real estate situated in Shelby County, Alabama, and described in Exhibit A, which is incorporated by reference.

Tax Parcel ID 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 11th day of September 2023.

Guardian Tax AL, LLC
By: Jared W. 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 W. 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 11th day of September 2023.



Amber N. Stouffer
Notary Public
My Commission Expires: 02/04/24

EXHIBIT A

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.

The legal description above, whether correct or not, is intended to describe 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 5TH 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.

And the same property conveyed 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 at Instrument number 20230426000121380, and described in the Scrivener's Affidavit filed for record on May 12, 2023, at Instrument number 20230512000141250.

And being the same parcel labeled as a parcel of land designated for future development adjacent to Lot 902 of Forest Parks 9th Sector as recorded in Map Book 24, Page 138 A-B.

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 68138

Property Address Parcel ID
09 05 21 0 000 001.198

Date of Sale September 11, 2023
 Total Purchase \$85,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/11/2023 11:11:38 AM
 \$113.00 JOANN
 20230911000273180



or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value *as per Bill of Sale* 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 September 11, 2023

Print Rebecca M. Lambertus

☐ Unattested
 (verified by)

Sign Rebecca M. Lambertus
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1