

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

Source of title: Instrument Number: 20060302000099140
Instrument Number: 20200420000152730
Instrument Number: 20220719000284210

Appraised Value: \$134,500.00

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$134,500.00 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 C, 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:

Condominium Unit #325 of Cambrian Wood Condominium, a condominium, as recorded in Map Book 6, Page 62 according to the Declaration of Condominium Ownership of Cambrian Wood Condominiums, recorded in Map Book 12, beginning at Page 87 and amended by Mis. Book 13, Page 2, Misc. Book 13, Page 4; and Misc. Book 13, Page 344, in the Probate Office of Shelby County, Alabama. Together with an undivided .0111225% interest appurtenant to said unit in the common elements as set forth in Exhibit "C" of said Declaration.

Commonly Known As: 325 Heath Drive, Birmingham, AL 35242
Tax Parcel ID No: 10-01-02-0-993-081.004

TO HAVE AND TO HOLD unto the Grantee forever.

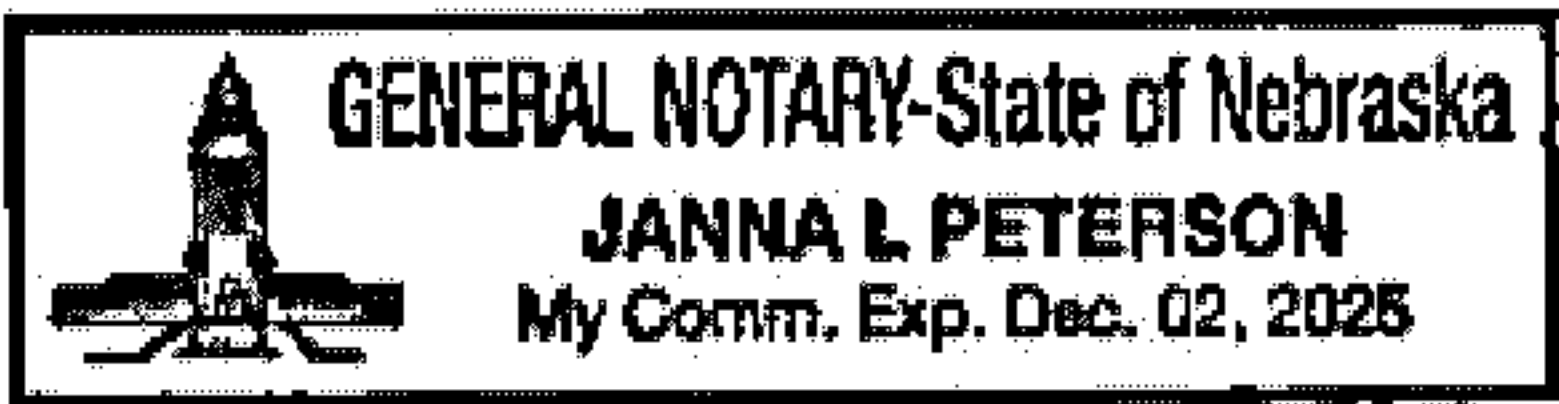
IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 18th day of October 2023.

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 18th day of October 2023.



Janna L. Peterson
Notary Public JANNA L. PETERSON
My Commission Expires: 12/2/2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/19/2023 08:10:58 AM
 \$159.50 PAYGE
 20231019000308670

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

Grantee's Name GTP TLC REO A, LLC

13575 Lynam Drive

Mailing Address Omaha, NE 68138

Mailing Address 13575 Lynam Drive
Omaha, NE 68138

Property Address 325 Heath Drive
Birmingham, AL 35242

Date of Sale October 18, 2023

Total Purchase Price \$0.00

or

Actual Value

\$

or

Assessor's Market Value \$134,500.00

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

☐ 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 October 18, 2023

Print Rebecca M. Lambertus

☐ Unattested

Sign

Rebecca M. Lambertus

(verified by)

(Grantor/Grantee/Owner/Agent) circle one