

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

Source of title: Instrument: 1993-03303
Instrument: 20190131000031820
Instrument: 20230713000209490

Assessed Value: \$53,400.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

****TITLE NOT EXAMINED BY PREPARER****

KNOW ALL MEN BY THESE PRESENTS, that in consideration of dismissal from Guardian Tax AL, LLC v. Estelle E. Smith, et. al. (CV-2019-901173.00) \$53,400.00 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 following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Commonly Known As: 9940 HWY 25, Calera, AL 35040
Tax Parcel ID No: 28 4 20 4 001 026.000

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 25th 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 25th day of October 2023.

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

Rebecca M. Lambertus

Notary Public

My Commission Expires: 4-4-26

EXHIBIT "A"

LEGAL DESCRIPTION:

A part of the SE1/4 of SE1/4 of Fractional Section 20 Township 22 Range 2 West described as follows: Commence at the SE corner of said Fractional Section 20 Tp 22 Range 2 West and run West along South Boundary of said Section 862 feet to point of beginning of lot herein described, which point is the SW corner of W.R. Askin lot; thence along the West line of Askin lot North 25 deg 30' West 235 feet to South right of way of Calera-Montevallo Highway; thence along said right of way South 62 deg. 20' West 224 feet; thence South 27 deg 40' East 50 feet; thence South 62 deg 20' West 144 feet to intersection of South line of said Section 20; thence along the South line of said Section 20 in an Easterly direction 404.5 feet to point of beginning.

LESS AND EXCEPT: A part of the SE1/4 of SE1/4 of Fractional Section 20, Township 22 South, Range 2 West, described as follows: Commence at the SE corner of the said Fractional Section 20, Township 22, Range 2 West and run West along and run West along South boundary of said Section 998.5 feet to point of beginning of lot herein described, which point is the SW corner of Hazel Pardue lot; thence along the West line of Pardue lot 25 degrees 30 minutes West 180 feet to South right of way of Calera-Montevallo Highway; thence along said right of way South 62 degrees 20 minutes West 100 feet; thence South 27 degrees 40 minutes East 50 feet; thence South 62 degrees 20 minutes West 144 feet to intersection of South line of said Section 20; thence along the South line of said Section 20 in an Easterly direction 268 feet to point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/26/2023 10:09:57 AM
 \$81.50 PAYGE
 20231026000315660

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	<u>Guardian Tax AL, LLC</u>	Grantee's Name	<u>GTP TLC REO A, LLC</u>
Mailing Address	<u>13575 Lynam Drive</u> <u>Omaha, NE 68138</u>	Mailing Address	<u>13575 Lynam Drive</u> <u>Omaha, NE 68137</u>
Property Address	<u>9940 HWY 25</u> <u>Calera, AL 35040</u>	Date of Sale	<u>October 25, 2023</u>
		Total Purchase Price	\$ <u> </u>
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value	<u>\$53,400.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other - Tax Assessor's Market Value
<input type="checkbox"/> 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 26, 2023

Print Rebecca M. Lambertus

☐ Unattested _____

(verified by)

Sign *Rebecca M. Lambertus*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1