

Prepared by:
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LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
25-024610

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

GTP TLC REO A, LLC, ("Grantor"), for \$10.00 and other valuable consideration, hereby REMISES, RELEASES, AND QUITCLAIMS unto Samuel Oliveira ("Grantee"), 2908 Sunset Retreat Ct Kissimmee, FL 34747, the real property in Shelby County, Alabama, more particularly described as follows:

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.

TO HAVE AND TO HOLD said premises together with all hereditaments and appurtenances thereunto, belonging or in anywise appertaining to the Grantee, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from the tax sale.

GTP TLC REO A, LLC

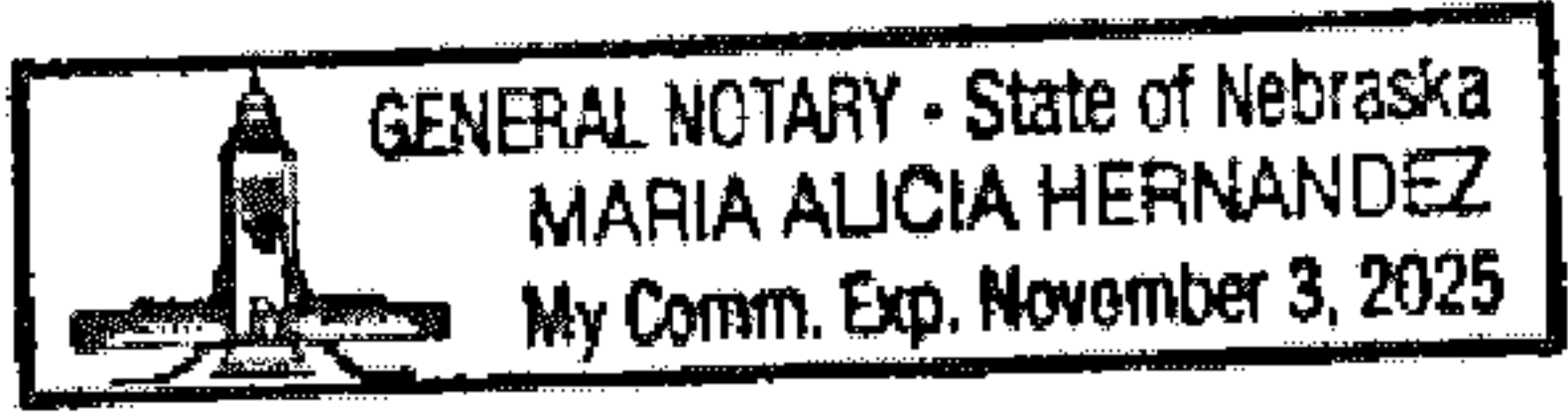
By: [Signature]
Name: Jared Hollinger
Title: Manager
Date: 1/29/2025

STATE OF Nebraska
COUNTY OF Douglas

I, Maria Alicia Hernandez, a notary public in and for said County, in said State, hereby certify that Jared Hollinger whose name as Manager of GTP TLC REO A LLC is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of said deed, s/he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney-in-fact as aforesaid.

Given under my hand this the 29th day of January, 2025.

[SEAL]



[Signature]
Notary Public

My Commission Expires:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/27/2025 12:43:29 PM
 \$34.50 PAYGE
 20250227000058240

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>GTP TLC REO A LLC</u>	Grantee's Name	<u>Samuel Oliveira</u>
Mailing Address	<u>C/O LOGS Legal Group LLP</u>	Mailing Address	<u>NS_095210000001.198 aka 112</u>
	<u>10130 Perimeter Parkway, Suite 400</u>		<u>Landale Drive</u>
	<u>Charlotte, NC 28216</u>		<u>Chelsea, AL 35147</u>

Property	<u>NS_095210000001.198 aka 112 Landale</u>	Date of Sale	<u>February 27, 2025</u>
Address	<u>Drive</u>	Total Purchase Price	<u>\$9,500</u>
	<u>Chelsea, AL 35147</u>	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 | ☐ Appraisal |
| ☒ Sales Contract | ☐ Other Notice of Sale |
| ☐ 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 of 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 1/30/2025

Print Erin Williams

[Signature]