

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: 304 Page: 137
Assessed Value: \$115,090.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

REDEMPTION QUITCLAIM DEED
****TITLE NOT EXAMINED BY PREPARER****

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$9,352.68 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 **Jeff Champion and James R. Logan**, hereinafter Grantee, as part of Grantee's redemption of said property, all its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

From the SE corner of the SW ¼ of the SE ¼, Section 22, Township 19 South, Range 1 East, run West along the south boundary of said ¼ ¼ section a distance of 288.61 feet; thence right 90 deg. 16 min. a distance of 12.31 feet to the point of beginning; thence continue a distance of 219.01 fee; thence left 95 deg. 23 min. a distance of 199.76 fee; thence left 83 deg. 57 min. a distance of 264.49 feet; thence left 107 deg. 21 min. along the north R/O/W line of U.S. Highway 280 a distance of 143.98 feet; thence left 2 deg. 52 min. still along the R/O/W line of U.S. Highway 280 a distance of 68.00 feet to the point of beginning.

Commonly Known As: 3526 Westover Road, Sterrett, AL 35147
Tax Parcel ID No: 08-5-22-0001-040.000

TO HAVE AND TO HOLD unto the Grantee forever.

THIS IS A DEED OF REDEMPTION for the purpose of redeeming the property described herein from the Certificate of Purchase of Land Sold by Tax Lien Auction or Tax Lien Sale issued by the Tax Collecting Official of Shelby County on May 8, 2019, as a result of the auction held of April 2, 2019. A copy of said Tax Certificate is attached as "Exhibit A."

IN WITNESS WHEREOF, the undersigned hereto sets its hand and seal this the 25th day of July, 2024.


Guardian Tax AL, LLC

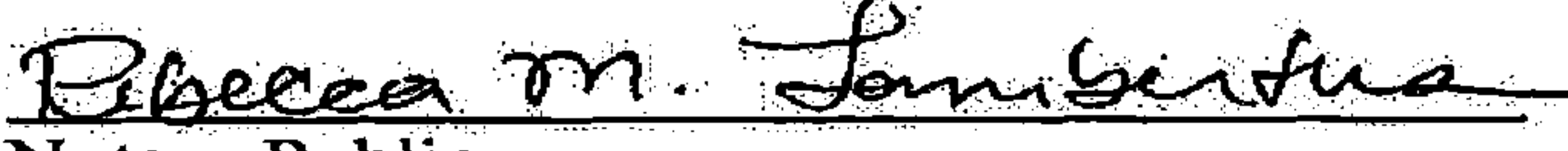
By: Jared W. Hollinger
Its: Authorized Agent

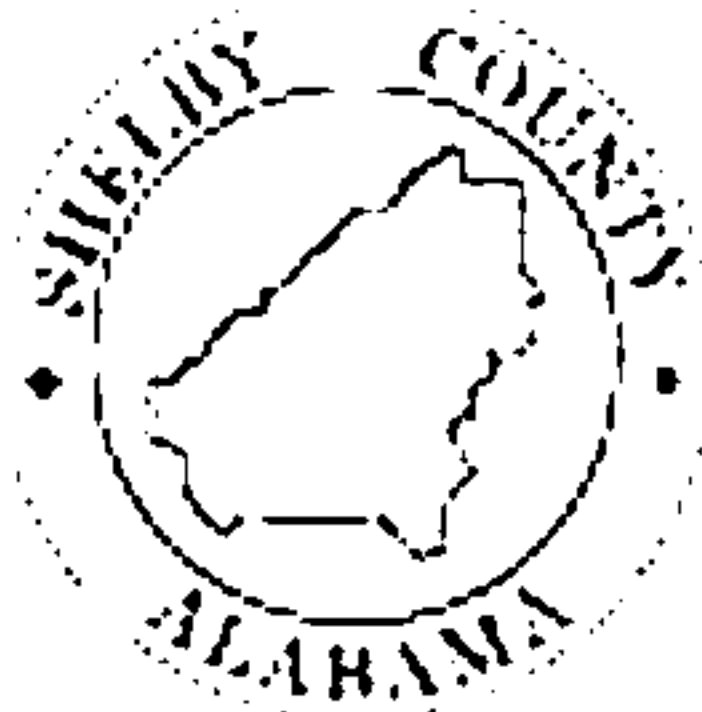
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

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, 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 July, 2024.

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


Notary Public
My Commission Expires: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/02/2025 02:03:29 PM
 \$34.50 KELSEY
 20250702000201650

Allen S. Byrd

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 Jeff Champion & James R Logan
 Mailing Address 3981 Westover Road
Sterrett, AL 35147

Property Address 3526 Westover Road
Sterrett, AL 35147

Date of Sale 7/25/2024

Total Purchase Price \$ 9,352.68

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 **Redemption Quit Claim Deed**

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 _____

Print Leanne G. Ward

☐ Unattested

(verified by)

Sign

Leanne G. Ward

(Grantor/Grantee/Owner/Agent) circle one