



20230410000100720 1/4 \$241.00
Shelby Cnty Judge of Probate, AL
04/10/2023 03:28:40 PM FILED/CERT

Prepared By:

James Johnson
434 Appleford Road
Helena, AL 35080

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After Recording Return To:

434 Appleford Road
Helena, Alabama 35080

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 24, 2023 THE GRANTOR(S),

- Vicki Park and Kenneth Park, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- James Johnson and Ashley P. Johnson, a married couple, residing at 434 Appleford Road, Helena, Shelby County, Alabama 35080

the following described real estate, situated in Helena, in the County of Shelby, State of Alabama

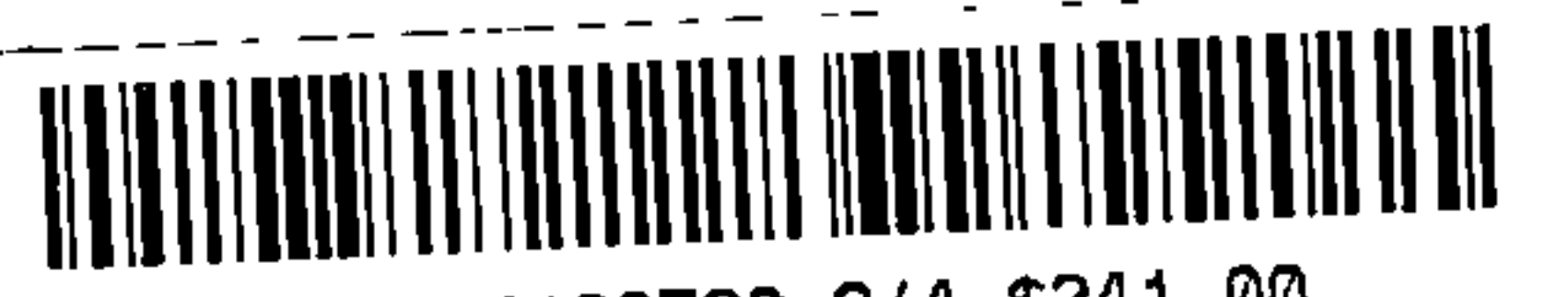
Legal Description:

Lot 340, according to the Survey of Amended Hillsboro Subdivision Phase 2, as recorded in Map Book 38, 147 A& B, in the Probate Office of Shelby County, Alabama.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Shelby County, AL 04/10/2023
State of Alabama
Deed Tax:\$210.00

Tax Parcel Number: 13 5 16 4 003 063.000



20230410000100720 2/4 \$241.00
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Mail Tax Statements To:
James Johnson
434 Appleford Road
Helena, Alabama 35080

[SIGNATURE PAGE FOLLOWS]



Grantor Signatures:

DATED: 4-10-2023

Vicki Park

Vicki Park
260 Rowntree Path
Helena, Alabama
35080

DATED: 4/10/23

Kenneth Park

Kenneth Park
260 Rowntree Path
Helena, Alabama
35080

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

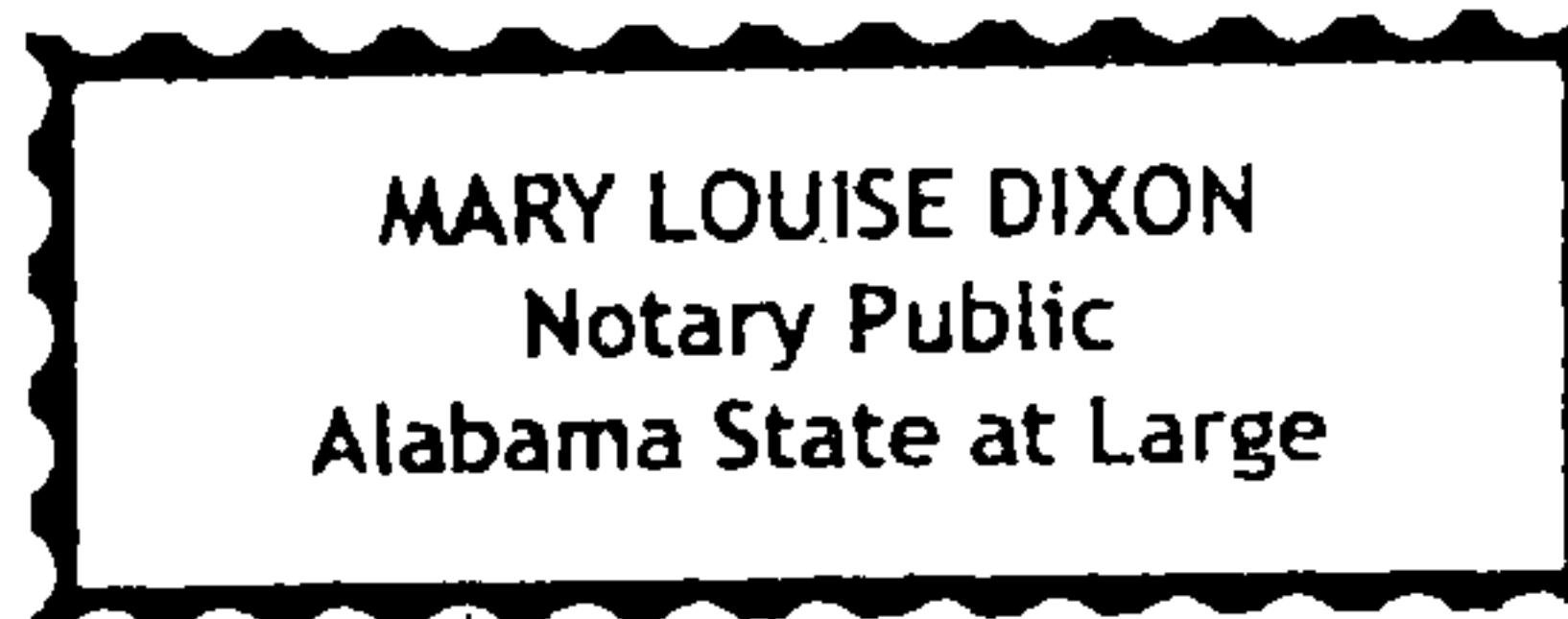
On this 10 day of April 2023 before me,
Mary Louise Dixon, personally appeared Vicki Park and Kenneth Park,
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Mary Louise Dixon
Notary Public

Title (and Rank)

My commission expires September 25, 2023



Real Estate Sales Validation Form

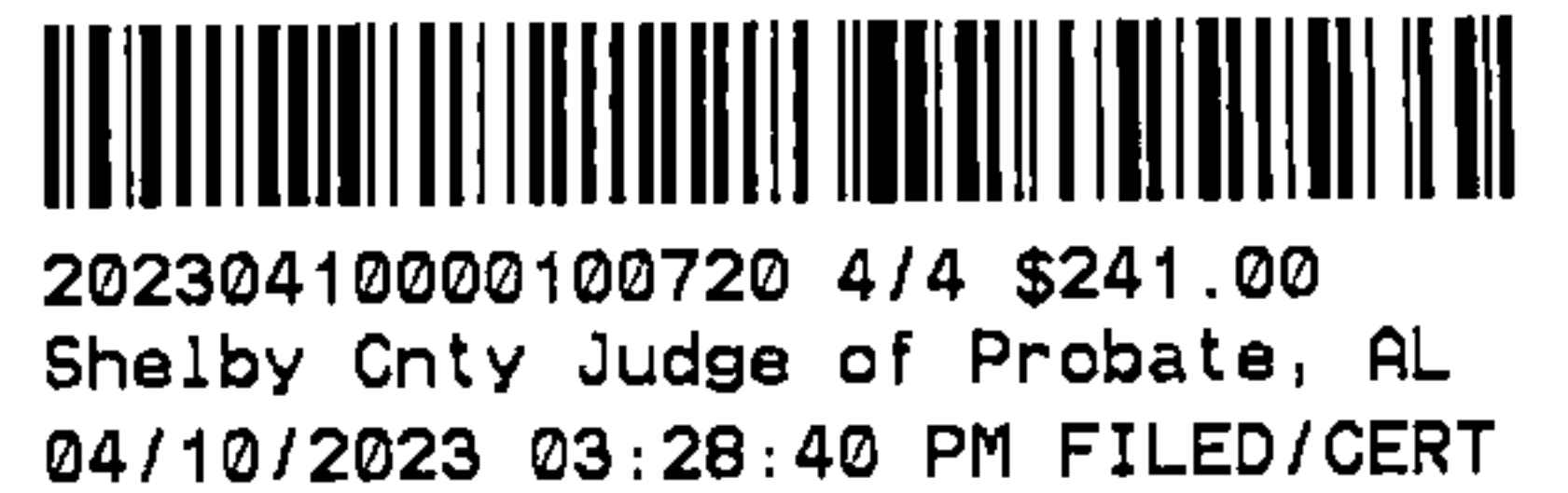
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kenneth and Vicki Park
Mailing Address 260 Bowntree Path
Helena, AL 35080

Grantee's Name James and Ashley Johnson
Mailing Address 434 Appleford Road
Helena, AL 35080

Property Address 434 Appleford Road
Helena, AL 35080

Date of Sale
Total Purchase Price \$
or
Actual Value \$ 210,000
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 Property Assessment

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 4-10-23

Print James W Johnson

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one