

After Recording Return &)
Mail Tax Statements To:)
Ginger Johnston Roe and Neal Roe)
2844 Helena Road)
Helena, AL 35080)
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-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 13-5-21-1-001-029.000
File #: NAL-1387074

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, GINGER JOHNSTON ROE, a married woman, surviving spouse of Janie Elaine Johnston, deceased, herein joined by her spouse NEAL ROE, whose address is 2844 Helena Road, Helena, AL 35080, (hereinafter called Grantors), for and in consideration of the sum of Zero and 00/100 DOLLARS (\$ 0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to GINGER JOHNSTON ROE and NEAL ROE Wife and husband Joint tenants with right of survivorship whose address is 2844 Helena Road, Helena, AL 35080, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 13-5-21-1-001-029.000
Property Address: 2844 Helena Road, Helena, AL 35080

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 29 day of June, 2023

WITNESSES:

Witness


GINGER JOHNSTON ROE

Print Name


NEAL ROE

Witness

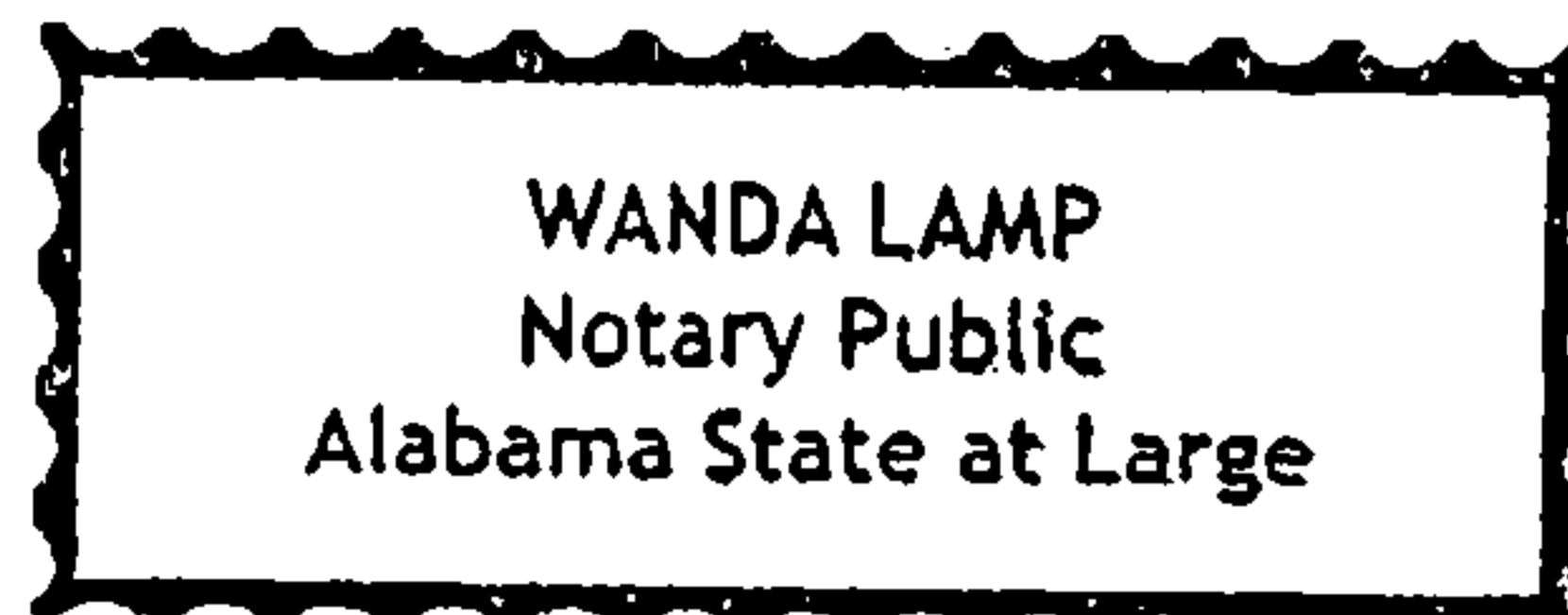
Witness

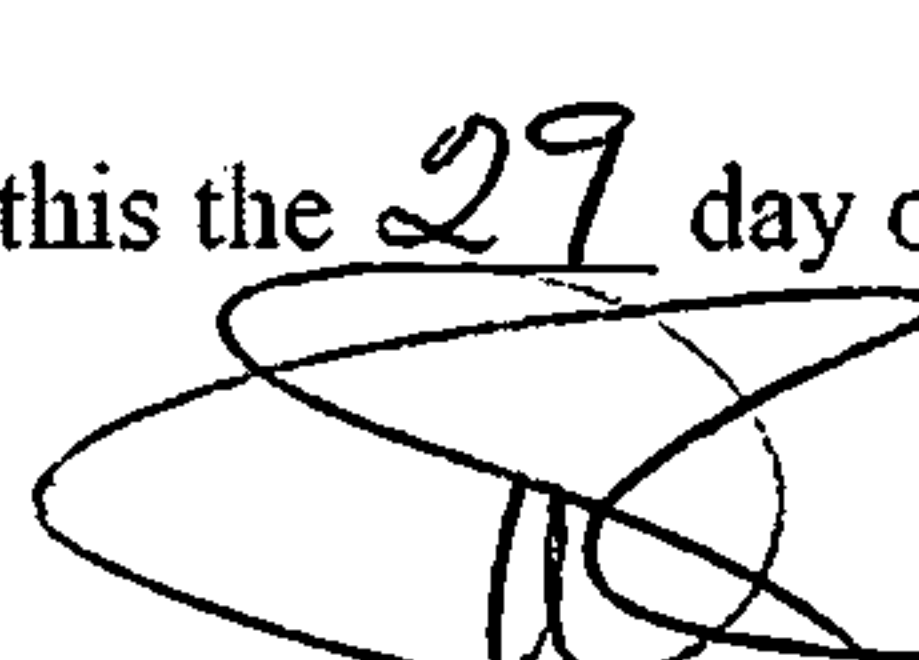
STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GINGER JOHNSTON ROE and NEAL ROE 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 on the day and the same bears dated.

Given under my hand and official seal this the 29 day of June, 2023




NOTARY PUBLIC
Print Name Wanda Lamp
My Commission Expires: 6/8/25

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

EXHIBIT A

Parcel 1

Beginning at a point on the South side of the Northeast Quarter of the Northeast Quarter of Section 21, Township 20, South, Range 3 West, at a point 249.03 feet West of the Southeast corner of said last named forty acres and run thence along the South side of said forty acres, a distance of 122.50 feet to the South side of the Montevallo and Helena public road; run thence North 34 degrees and 44 minutes East along said public road and the South side thereof for a distance of 86.1 feet; run thence South 46 degrees and 43 minutes East, a distance of 100.90 feet to the point of beginning, containing .10 acres, more or less.

Parcel 2

Lots 14, 15 and 16 in Block two (2) in "Mullins Addition" to Helena Ala as surveyed and mapped by J.R. McMillan and recorded in Probate Office in Shelby Co., AL. Said lots are 100 feet wide and 200 feet long, each lot and front on the East side of "Helena and Montevallo" Roads in S.21-T.20S. Range 3 West, being a part of S.E.P. of N.E. 1/4 of Sec. 21.

Parcel 3

Lots Nos. 17 and 18 in Block two (2) in "Mullins Addition to Helena, Ala" as surveyed and mapped by J.R. McMillan and recorded in Probate Office of Shelby Co., Ala. Lot 17 is 75 feet wide and lot 18 is 100 feet wide, being in the North East corner of the S.E. 1/4 of N.E. 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, AL.

Parcel Number(s): 13-5-21-1-001-029.000

Commonly known as: 2844 Helena Road, Helena, AL 35080

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Janie Elaine Johnston
 Mailing Address Ginger Johnston Roe
2844 Helena Road,
Helena, AL 35080

Grantee's Name Ginger Johnston Roe
 Mailing Address Neal Roe
2844 Helena Road,
Helena, AL 35080

Property Address 2844 Helena Road,
Helena, AL 35080

Date of Sale June 29, 2023

Total Purchase Price \$ 0.00

or

Actual Value \$ 0.00

or

Assessor's Market Value \$ 269562.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/06/2023 08:12:36 AM
 \$301.00 JOANN
 20230706000200890



The purchase price or actual value claim Alvin S. Boyd 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 website

☐ 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 6-29-2023

Print Ginger Johnston Roe

Unattested

Sign Ginger Johnston Roe
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1