

SEND TAX NOTICE TO:

James Christopher Roe and Jennifer Erin Roe
425 Savannah Cove
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

Assessor's value:
\$226,300.00

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, **Jennifer Erin Roe FKA Jennifer Erin Rorie and James Christopher Roe, Wife and Husband**, whose address is 425 Savannah Cove, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **James Christopher Roe and Jennifer Erin Roe**, whose address is 425 Savannah Cove, Calera, AL 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **James Christopher Roe and Jennifer Erin Roe, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 425 Savannah Cove, Calera, AL 35040 to-wit:**

Lot 520, according to the Survey of Savannah Pointe, Sector V, Phase II, as recorded in Map Book 30, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

Jennifer Erin Roe is one and the same person as Jennifer Erin Rorie, grantee in that certain deed recorded in Instrument No. 20030220000108580, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$135,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 21st day of November, 2023.

Jennifer Erin Roe FKA

Jennifer Erin Rorie

Jennifer Erin Roe

FKA Jennifer Erin Rorie

James Christopher Roe

James Christopher Roe

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jennifer Erin Roe FKA Jennifer Erin Rorie and James Christopher Roe**, whose names are signed to the foregoing conveyance, and who are 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 the same bears date.

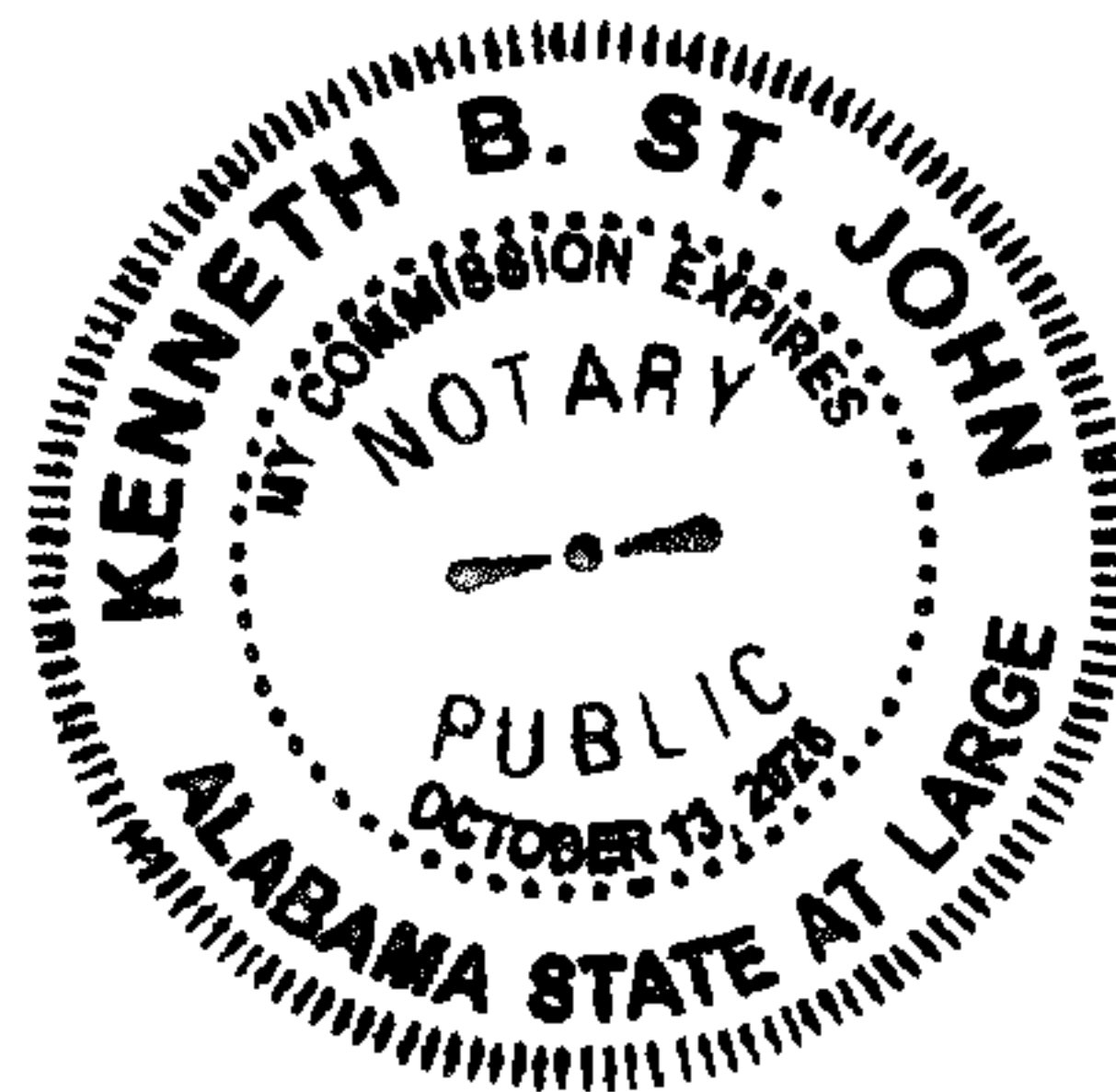
Given under my hand and official seal this 21st day of November, 2023.

Kenneth B. St. John

Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



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

Grantor's Name	Jennifer Erin Roe FKA Jennifer Erin Rorie	Grantee's Name	James Christopher Roe and
Mailing Address	and James Christopher Roe	Mailing Address	Jennifer Erin Roe
	425 Savannah Cove		425 Savannah Cove
	Calera, AL 35040		Calera, AL 35040

Property Address	425 Savannah Cove	Date of Sale	November 21, 2023
	Calera, AL 35040	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 226,300.00

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 Assessor's current market value under Parcel #
<input type="checkbox"/> Closing Statement	

22 9 31 2 003 020.000

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 11/21/2023Print Hyland Wehunt☐ UnattestedSign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded**Official Public Records****Judge of Probate, Shelby County Alabama, County Clerk****Shelby County, AL****11/27/2023 10:36:49 AM****\$255.50 JOANN****20231127000342420****Form RT-1**

Allen S. Bayal