

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Sandra B. Frame
1332 West Navajo Drive
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **Steven Roy Jinright, an unmarried man, Rodrick Kevin Jinright, an unmarried man, Madonna Cherrye Henneman, a married woman, and Billy Joe Frame, Jr., a married man**, (hereinafter called Grantor whether one or more), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Sandra B. Frame**, (hereinafter called Grantee whether one or more), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, Block 6 according to the Survey of Navajo West Sector of Navajo Hills as recorded in Map Book 5, Page 80, Shelby County, Alabama records.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

The herein described real property is not the homestead of GRANTOR Madonna Cherrye Henneman or her spouse or of GRANTOR Billy Joe Frame, Jr. or his spouse.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

SIGNATURES APPEAR ON THE FOLLOWING PAGES.

IN WITNESS WHEREOF I sign my hand, this the 17th day of August, 2022.

X Steven Roy Jinright
Steven Roy Jinright

STATE OF Alabama
COUNTY OF Shelby

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Steven Roy Jinright**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of August, 2022.

Christopher Owens
Notary Public
My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

IN WITNESS WHEREOF I sign my hand, this the 17th day of August, 2022.

X Rodrick Kevin Jinright
Rodrick Kevin Jinright

STATE OF Alabama
COUNTY OF Shelby

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Rodrick Kevin Jinright**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of August, 2022.

Christopher Owens
Notary Public
My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

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IN WITNESS WHEREOF I sign my hand, this the 26 day of August, 2022.

Madonna Cherrye Henneman
Madonna Cherrye Henneman

STATE OF Alabama
COUNTY OF Jefferson

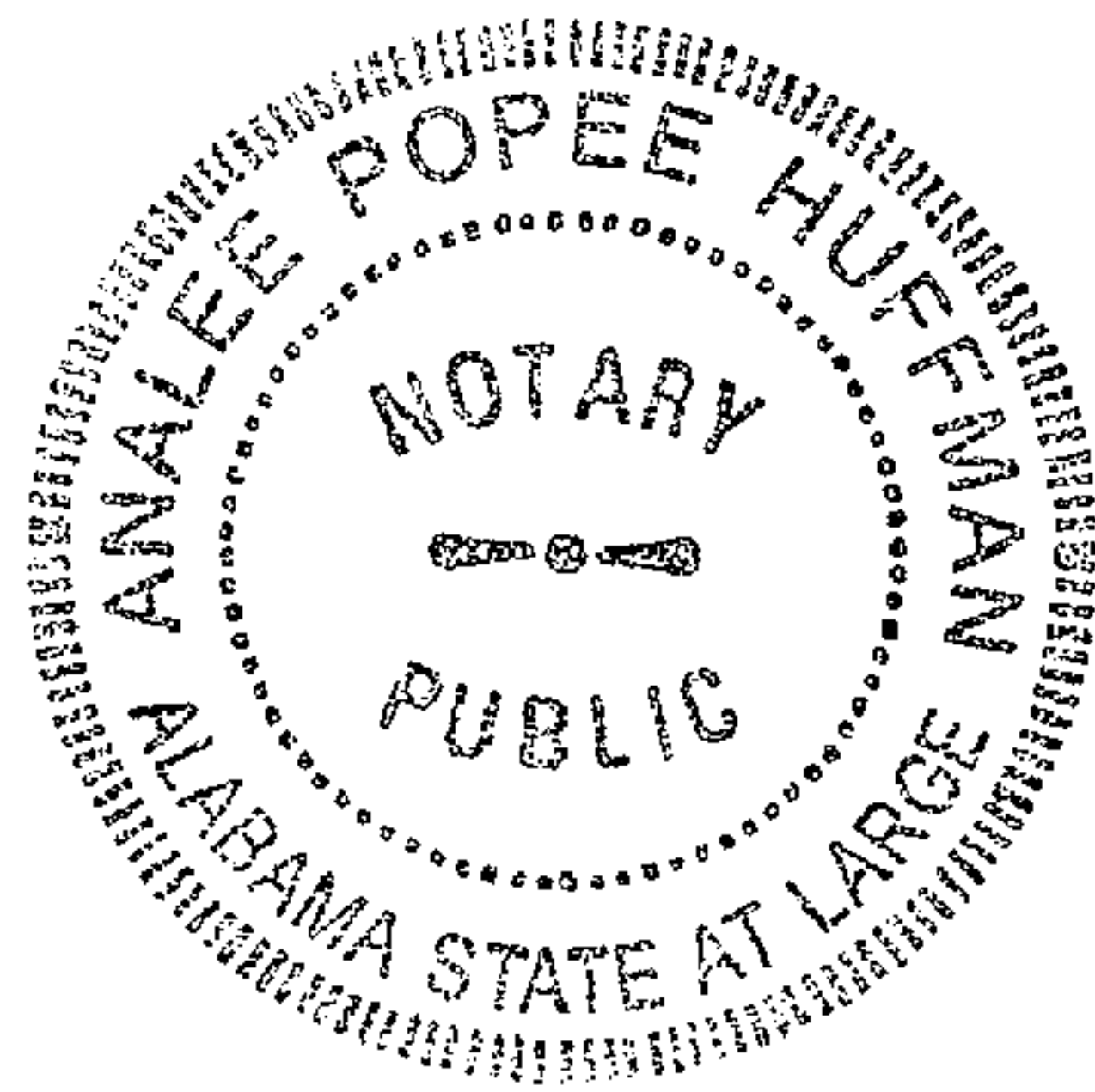
}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Madonna Cherrye Henneman**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of August, 2022.

Analee Popee Huffman
Notary Public
My Commission Expires: 6-16-2025



IN WITNESS WHEREOF I sign my hand, this the 25 day of

August, 2022.

Billy Joe Frame, Jr.
Billy Joe Frame, Jr.

STATE OF Florida
 COUNTY OF Hillsborough

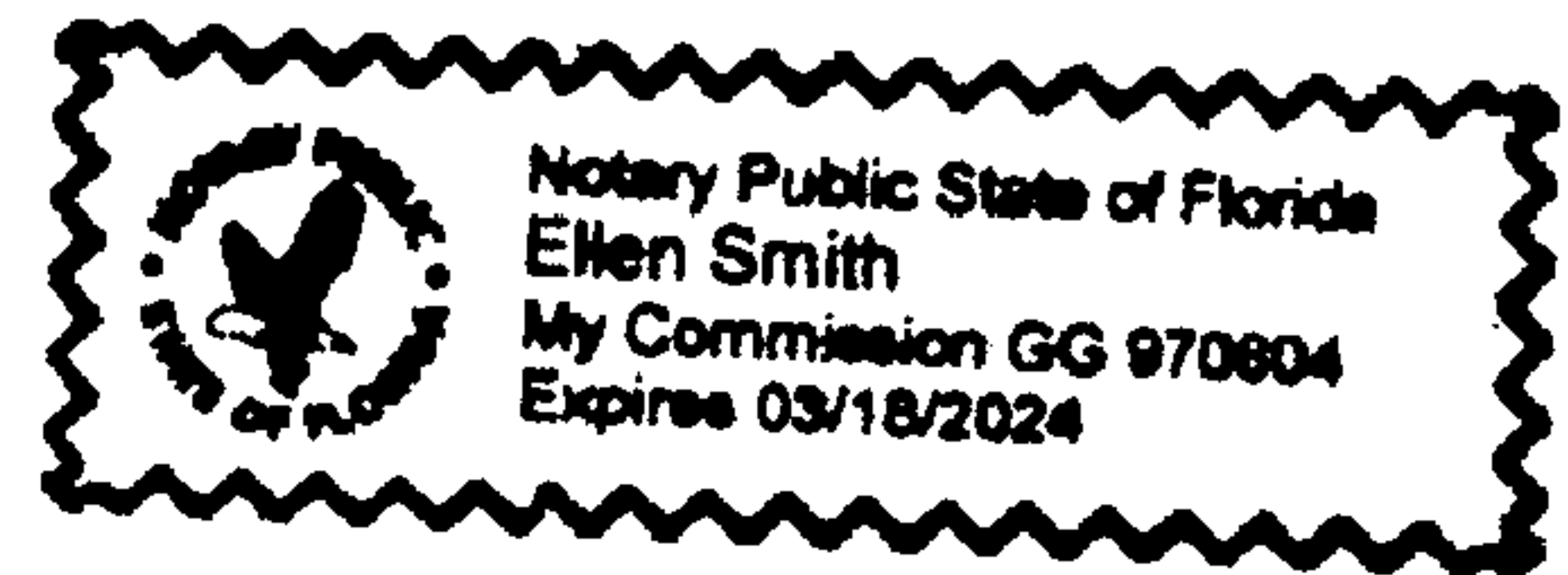
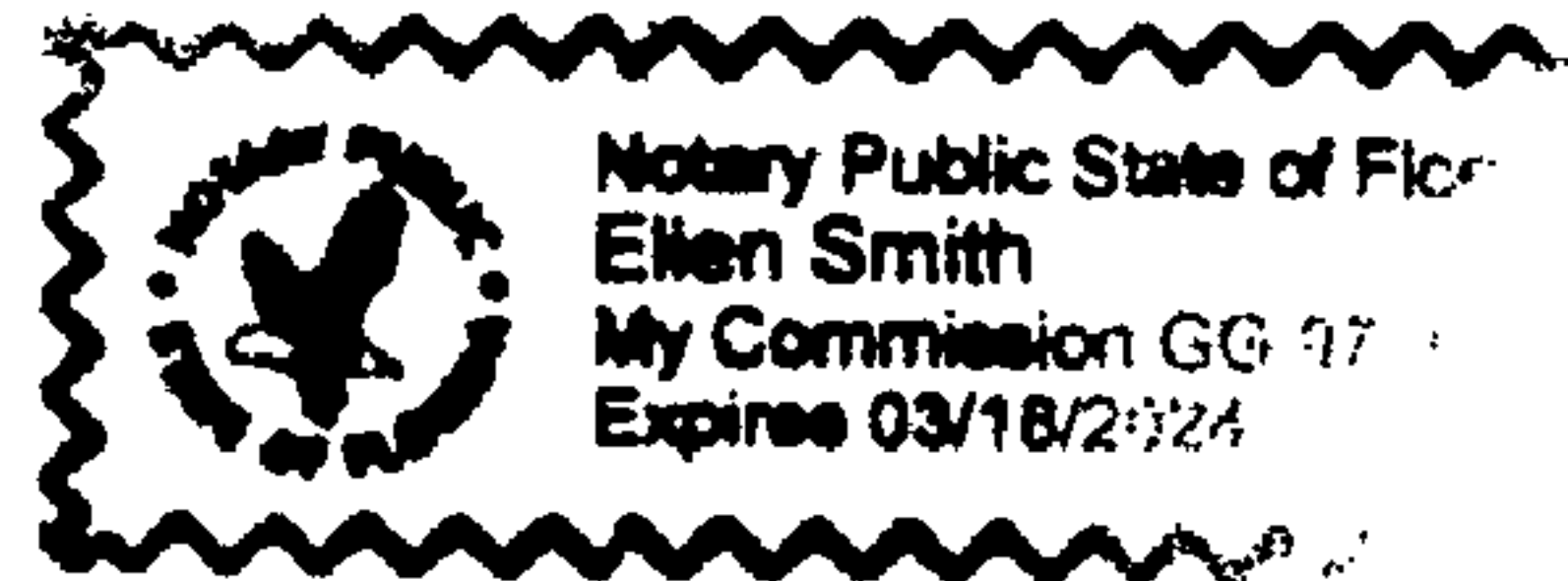
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Billy Joe Frame, Jr.**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of

August, 2022.

Ellen Smith
 Notary Public
 My Commission Expires 3/18/2024



Real Estate Sales Validation Form

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

Grantor's Name Steven Roy Jinright, Rodrick Kevin Jinright,
Madonna Cherrye Henneman, and Billy Joe
Frame, Jr.

Grantee's Name Sandra B. Frame

Mailing Address 1332 West Navajo Drive
Alabaster, AL 35007

Mailing Address 1332 West Navajo Drive
Alabaster, AL 35007

Property Address 1332 West Navajo Drive
Alabaster, AL 35007

Date of Sale 8/17, 2022

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$184,940.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other: 1/2 Tax Assessor's Market Value - Removing Name from Deed - \$92,470.00

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 8/17, 2022

Print: Sandra B. Frame

Sign Sandra B. Frame

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2024 03:17:34 PM
\$131.50 JOANN
20241106000346930

FORM RT-1



Allen S. Bayl