

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Jeannine Joiner**  
461 HWY 333  
Columbiana AL  
35051

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY ONE THOUSAND SIX HUNDRED TWENTY DOLLARS AND ZERO CENTS (\$121,620.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jennifer Dale Joiner, a single woman, April M. Fields, a married woman, Melissa Ann Martin, a married woman, Jennifer Lynn Sanchez, a married woman and Jeannine Joiner, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Jeannine Joiner** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See Attached Exhibit "A" – Legal Description*

- SUBJECT TO:**
- 1. Ad valorem taxes due and payable October 1, 2020.
  - 2. Easements, restrictions, rights of way, and permits of record.

**Grantors herein are all the heirs at law of Ricky Edward Joiner.**  
Probert described herein is not the Homestead of Jennifer Dale Joiner, April M. Fields, Melissa Ann Martin and Jennifer Lynn Sanchez.  
**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 6<sup>th</sup> day of <sup>November</sup>~~October~~, 2020.

Jennifer Dale Joiner  
**Jennifer Dale Joiner**

April M. Fields  
**April M. Fields**

Melissa Ann Martin  
**Melissa Ann Martin**

Jennifer Lynn Sanchez  
**Jennifer Lynn Sanchez**

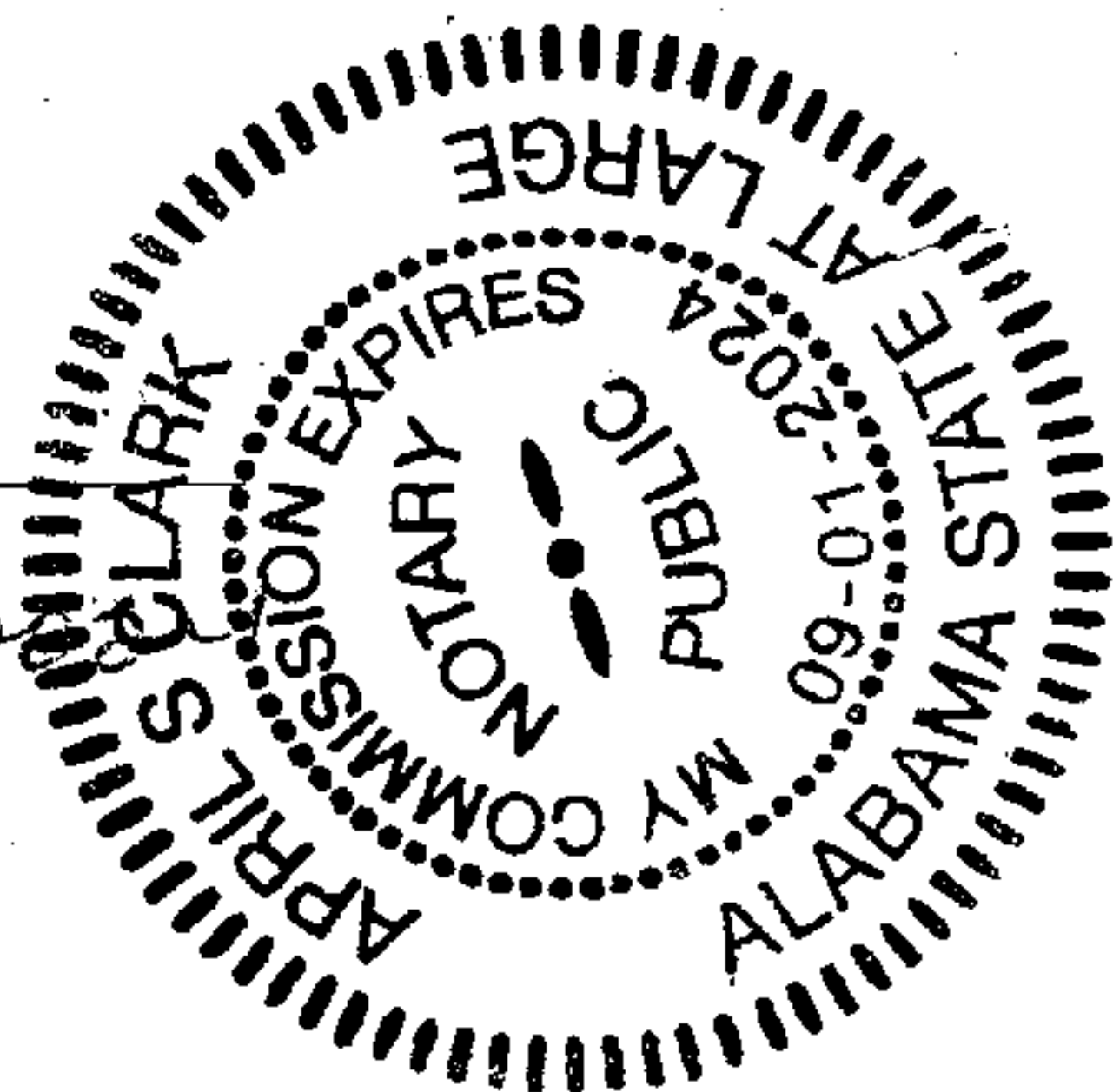
Jeannine Joiner  
**Jeannine Joiner**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Dale Joiner, April M. Fields, Melissa Ann Martin, Jennifer Lynn Sanchez and Jeannine Joiner**, whose name(s) 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 6<sup>th</sup> day of <sup>November</sup>~~October~~, 2020.

April Clark  
Notary Public  
My Commission Expires: 11/11/2024



**EXHIBIT "A" – LEGAL DESCRIPTION**

The E ½ or the East one acre of that certain two acre parcel of land which was conveyed to Earl Edward Joiner and wife, Geraldine Joiner by deed recorded in Deed Book 266, Page 389 in the Probate Records of Shelby County, Alabama, said property herein conveyed being otherwise described as the East one-half of the following described parcel of real estate:

A square of land containing two acres situated in the Northeast corner of the W ½ of SE ¼ of SE ¼ of Section 15, Township 20, Range 1 West, the North and East lines of said two acre square parcel being the same as the North and East lines of the W ½ of SE ¼ of SE ¼ of said Section 15; being situated in Shelby County, Alabama.

From the Northeast corner of the SE ¼ of the SE ¼ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama. Proceed West along the North boundary of said ¼ - ¼ a distance of 670.86 feet to the point of beginning of herein described parcel of land; thence continue West along the North boundary of said ¼ - ¼ a distance of 147.5 feet; thence turn an angle of 88°21'18" left and proceed South a distance of 305.23 feet; thence turn 89°55'17" left and proceed East a distance of 147.5 feet; thence turn an angle of 90°05'21" left and proceed North a distance of 130.76 feet; thence turn an angle of 37°26'06" right and proceed Northeasterly a distance of 140.92 feet to a point on the South boundary of County Road 333; thence turn an angle of 99°24' left and proceed Northwesterly along the South boundary of said road a distance of 97.05 feet; thence turn 61°57'54" right and proceed North a distance of 21.4 feet to the point of beginning of herein described parcel of land. Containing 1.2 acres.

The above described property is located in the Southeast ¼ of the Southeast ¼ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama.

## 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 Dale Joiner  
 Mailing Address April M. Fields  
Melissa Ann Martin  
Jennifer Lynn Sanchez  
Jeannine Joiner

Grantee's Name Jeannine Joiner  
 Mailing Address 461 Hwy 333  
Columbiana AL  
35051

Property Address 461 Hwy 33

Date of Sale 11-6-2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \$ 121,620

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ 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 \_\_\_\_\_ Print Jeannine Joiner  
 \_\_\_\_\_ Unattested \_\_\_\_\_ Sign Jeannine Joiner  
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/10/2020 11:36:56 AM  
 \$153.00 CHARITY  
 20201110000514400

*Allen S. Bayl*