

JOINT SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and No/100 Dollars (\$1,000.00) and other good and valuable consideration, in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Walter Eugene Poe**, a married man, and **Myra Poe**, an unmarried woman (herein referred to as Grantors), grant, bargain, sell, and convey unto **Walter Eugene Poe and wife, Kristyn Poe** (herein referred to as Grantees), for and during their joint lives and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit “A” attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit “A” is signed by grantor herein for the purpose of identification.

(Description used in the drafting of this document has been supplied by the parties. There has been no survey and no title search conducted by the preparer of this Deed.

The above-described property constitutes no part of the homestead of either of the Grantors or the Grantee herein.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

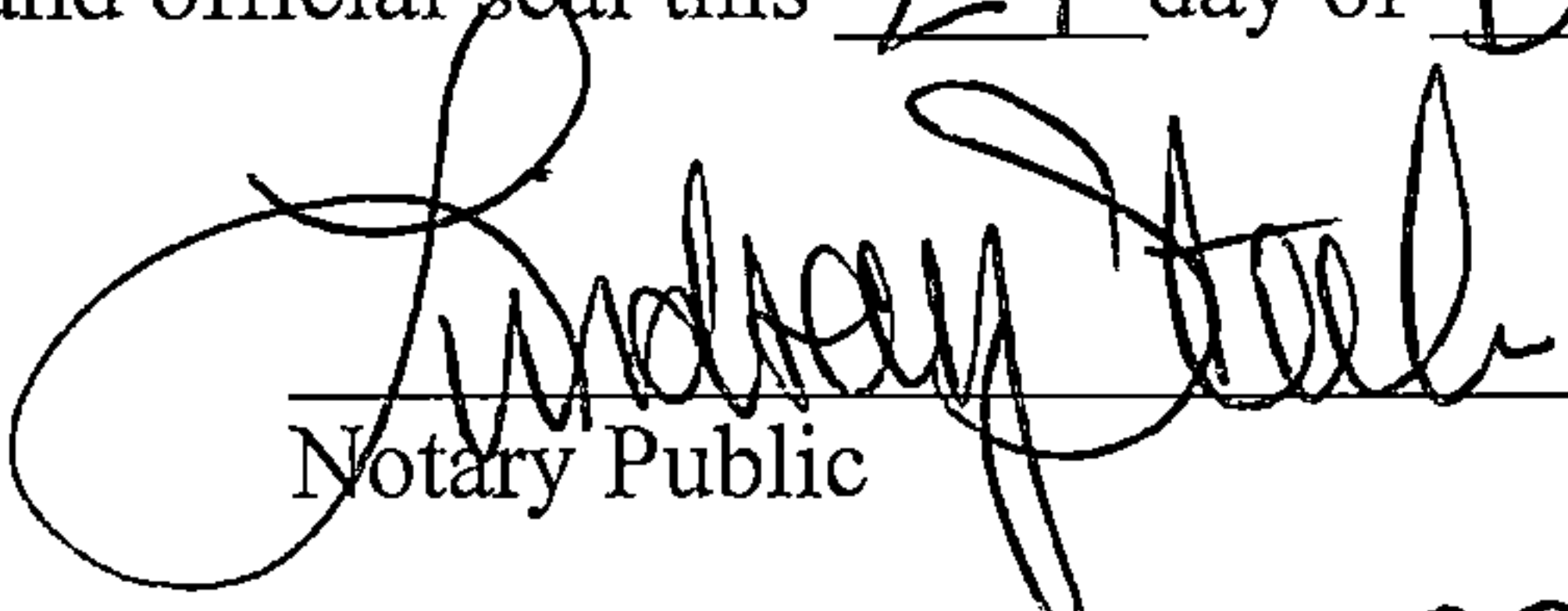
 (SEAL)
Walter Eugene Poe, a married man

 (SEAL)
Myra Poe, an unmarried woman

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Walter Eugene Poe, a married man**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2022.


Notary Public
My Commission Expires: 03/29/2023

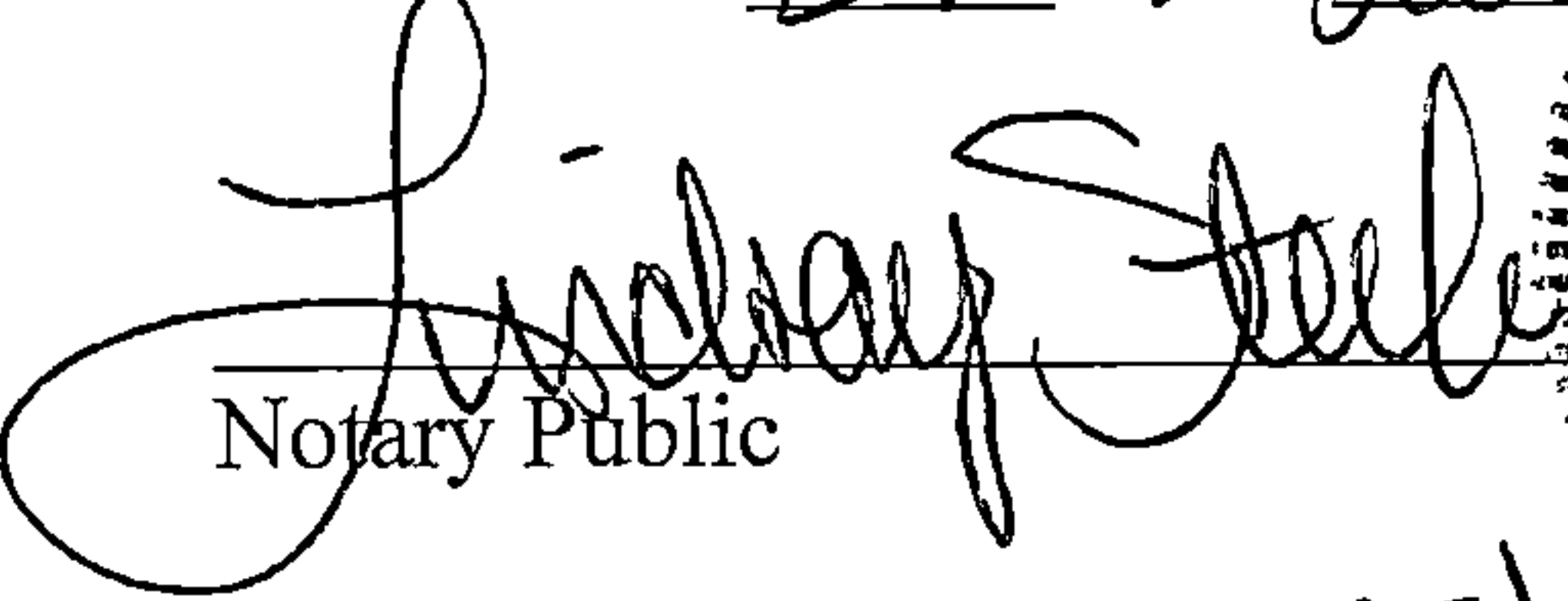



20220201000045130 2/4 \$43.00
Shelby Cnty Judge of Probate, AL
02/01/2022 11:26:53 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Myra Poe, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2021


Notary Public

My Commission Expires: 03/29/2023

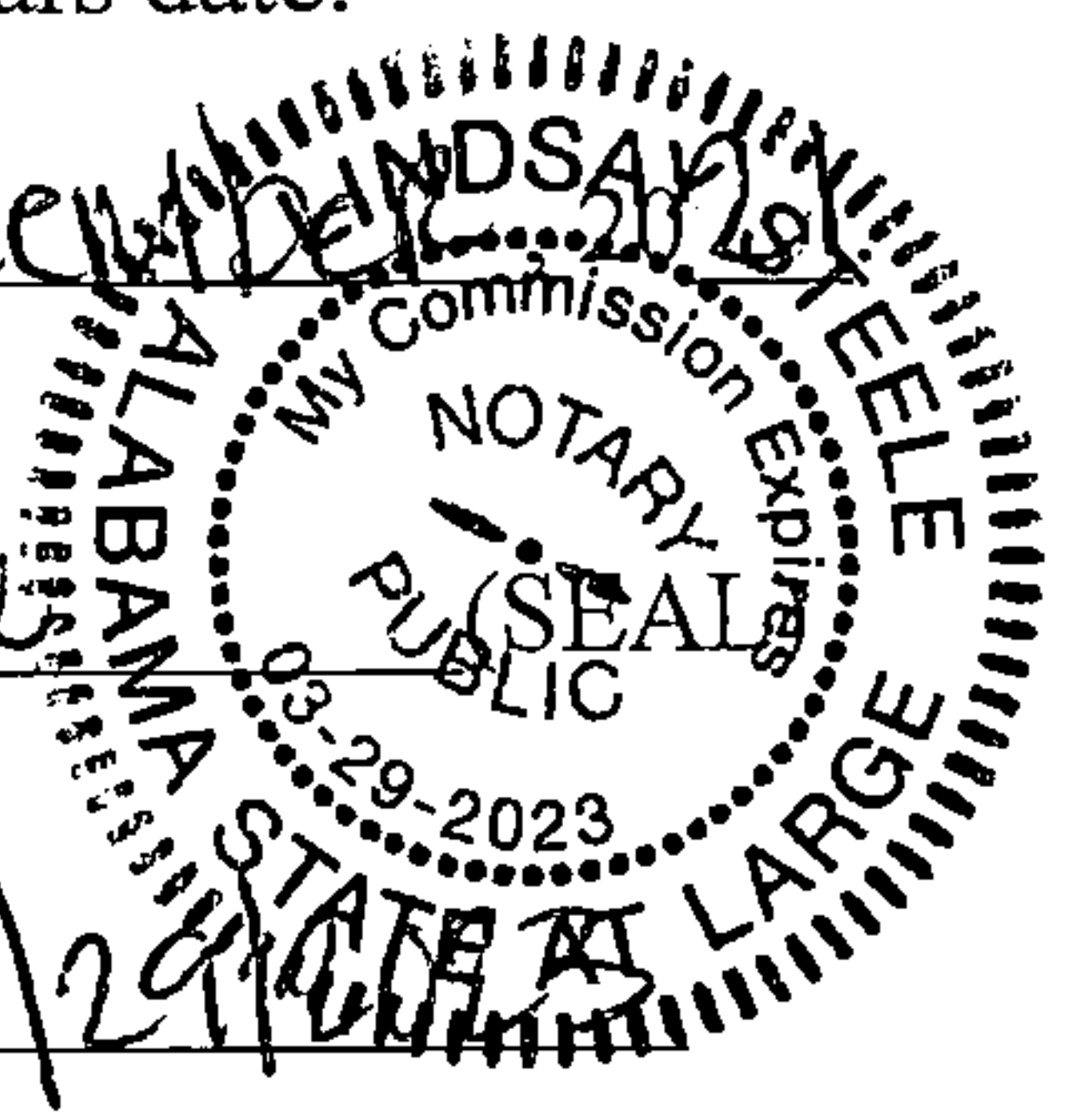


EXHIBIT "A"



20220201000045130 3/4 \$43.00
Shelby Cnty Judge of Probate, AL
02/01/2022 11:26:53 AM FILED/CERT

A parcel of land in the South half of the NE 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 1 West, Shelby County, Alabama; described as follows:

Commence at the NE corner of the South half of said 1/4 1/4; thence run West along the North line of said South half 465.76 feet to the point of beginning; thence turn left 90 deg. 00 min. 00 sec. and run South 292.41 feet to a point on the center of Beaver Creek Cemetery Road; thence run Northwesterly along said centerline the following bearings and distances: Turn right 142 deg. 23 min. 10 sec. a distance of 180.47 feet; turn left 10 deg. 32 min. 03 sec. a distance of 75.49 feet; thence turn left 20 deg. 25 min. 53 sec. a distance of 79.37 feet; turn left 15 deg. 05 min. 24 sec. a distance of 114.58 feet; turn left 06 deg. 39 min. 59 sec. a distance of 91.51 feet; thence turn right 90 deg. 19 min. 51 sec. and run North 32.67 feet; thence turn right 89 deg. 07 min. 02 sec. and run East 252.82 feet; thence turn left 89 deg. 27 min. 42 sec. and run North 21.41 feet to a point on the North line of the South half of said 1/4 1/4; thence turn right 90 deg. 20 min. 58 sec. and run East 193.00 feet to the point of beginning. Containing 1.0 acres, LESS AND EXCEPT that part lying within the public road.

According to survey of Amos Cory, P.L.S. #10550, dated March 8, 1989.

SIGNED FOR IDENTIFICATION:

Thomas Poe
Thomas Poe

Josephine Poe
Josephine Poe

Real Estate Sales Validation Form

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

Grantor's Name Myra Poe

Grantee's Name Walter Eugene Poe and Kristyn Poe

Mailing Address Walter Eugene Poe
2045 Beaver Creek Rd
Columbiana, AL 35051

Mailing Address 2045 Beaver Creek Road
Columbiana, ALabama 35051

See Attachment "A" to Deed

Date of Sale 12-29-2021



20220201000045130 4/4 \$43.00
Shelby Cnty Judge of Probate, AL
02/01/2022 11:26:53 AM FILED/CERT

Total Purchase Price

\$

or

Actual Value

\$

or

Assessor's Market Value \$ 11,655.00 1/2 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

Appraisal

Sales Contract

XX Other: Deed

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 February 1, 2022

Print Frank C. Ellis, JR.

Date February 1, 2022

Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one