

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Glen A. Joiner
2860 Joinertown Rd
Columbiana, Al 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Thousand and no/100 Dollars (\$30,000.00), to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **EDDIE RONDAL JOINER, an unmarried man,** (herein referred to as grantor, grant, bargain, sell and convey unto **GLEN A. JOINER and ALISON M. JOINER** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

PARCEL I: Commence at the SW corner of NW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 1 West, and run North along the North and South median line of said Section, 11 chains; run thence East to the lands of the Shelby Iron Company, which is the dividing ridge; run thence Southwesterly along the line of the Shelby Iron Company's land to the South boundary line of the said NW 1/4 of the NE 1/4 of said Section; run thence West along the South boundary line to the point of beginning; being situated in Shelby County, Alabama.

Parcel II: Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said 1/4 - 1/4 on a bearing of South 88 deg. 38 min. 57 sec. West a distance of 1052.08 feet; thence South 42 deg. 49 min. 38 sec. West a distance of 814.92 feet; thence South 31 deg. 42 min. 27 sec. West a distance of 14.39 feet; thence South 88 deg. 58 min. 22 sec. West a distance of 1043.02 feet to the point of beginning of the parcel of land herein described; thence continue along the last described course a distance of 63.29 feet; thence South 54 deg. 07 min. 34 sec. West a distance of 776.53 feet to the Northeasterly right-of-way of Joinertown Road/Shelby County No. 34 (80 foot right-

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of-way); thence South 60 deg. 19 min. 22 sec. East and along said right-of-way 184.65 feet to the centerline of a branch; thence Northeasterly following the meanderings of said branch on bearings of North 42 deg. 11 min. 30 sec. East, 179.14 feet; thence North 72 deg. 36 min. 49 sec. East 20.86 feet; thence North 60 deg. 03 min. 49 sec. East 37.03 feet; thence North 14 deg. 51 min. 54 sec. East 38.80 feet; thence North 80 deg. 23 min. 39 sec. East 21.10 feet; thence North 34 deg. 03 min. 54 sec. East 162.52 feet; thence North 11 deg. 47 min. 57 sec. East 22.44 feet; thence North 62 deg. 04 min. 02 sec. East 54.52 feet; thence North 79 deg. 55 min. 48 sec. East, 21.65 feet; thence North 50 deg. 59 min. 30 sec. East, 211.41 feet; thence North 8 deg. 37 min. 36 sec. West, 33.15 feet; thence North 37 deg. 07 min. 53 sec. East, 84.91 feet; thence North 77 deg. 59 min. 38 sec. East, 9.85 feet to the point of intersection of said branch and the West line of the NW 1/4 of the NE 1/4 of said Section; thence leaving said branch on a bearing of North 1 deg. 23 min. 52 sec. East and along said 1/4 - 1/4 line a distance of 20.96 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 13th day of November, 1995.

Eddie Rondal Joiner
Eddie Rondal 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 Eddie Rondal Joiner, an unmarried 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 13th day of November, 1995.

William A. Joiner
Notary Public
My Commission Expires: 9/12/99

NOTARY
PUBLIC
WILLIAM A. JOINER

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