

SEND TAX NOTICE TO:

Jeff and Sharon Joiner

7152 Joinertown Road

Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 2001-44938

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100 Dollars (\$10,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Clyde R. Joiner** and wife, **Evelyn Eaves Joiner** (herein referred to as grantors) do grant, bargain, sell and convey unto **Jeff Joiner** and wife, **Sharon Joiner** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

✓ All that portion of the hereinafter described property which is located West of Shelby County Highway No. 34 (dirt):

Commence at the NE corner of Section 11, Township 21 South, Range 2 West, being the point of beginning of the parcel of land herein described, and run westerly along the north boundary of said Section a distance of 207.11 feet to a point; thence turn an angle of 93° 12' 11" to the left and run southerly a distance of 1317.54 feet to a point on the south boundary line of the NE ¼ of NE ¼ of said Section 11, thence turn an angle of 87° 15' 44" to the left and run easterly along said south boundary of the NE ¼ of NE ¼ a distance of 198.24 feet to a point at the SE corner of the said NE ¼ of NE ¼; thence turn an angle of 1° 54' 57" to the left and run easterly along the south boundary of the NW ¼ of NW ¼, Section 12, Township 21 South, Range 2 West a distance of 178.92 feet to a point; thence turn an angle of 90° 29' 46" to the left and run northerly a distance of 1315.46 feet to a point on the north boundary line of said Section 12, Township 21 South, Range 2 West; thence turn an angle of 89° 30' 03" to the left and run westerly along the said north boundary of Section 12 a distance of 177.62 feet to the point of beginning. Said lot is situated in Shelby County, Alabama and is lying in the NE ¼ of NE ¼, Section 11, Township 21 South, Range 2 West, and the NW ¼ of NW ¼, Section 12, Township 21 South, Range 2 West and contains 11.50 acres and is subject to easements, rights-of-way, and restrictions of record.

✓ LESS AND EXCEPT any part or portion of the above described property which lies East of Shelby County Highway No. 34 (dirt).

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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10/17/2001-44938
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 14.50

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 12th day of October, 2001.

Clyde R. Joiner (SEAL)
Clyde R. Joiner

Evelyn Eaves Joiner (SEAL)
Evelyn Eaves Joiner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clyde R. Joiner** and wife, **Evelyn Eaves Joiner**, 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 12th day of October, 2001.

Janice E. Culver (SEAL)
Notary Public

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