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**After Recording Send Tax Notice To:**

Sheila Irene Joiner

522 County Road 305

Columbiana, AL 35051



20060518000235600 1/2 \$96.50  
Shelby Cnty Judge of Probate, AL  
05/18/2006 10:31:24AM FILED/CERT

Shelby County, AL 05/18/2006  
State of Alabama

Deed Tax: \$81.50

**This instrument was drafted by:**

John A. Gebauer, Esq.

c/o Home Connects Lending Services

200 Lakeside Drive – Suite 248

Horsham, PA 19044

Assessor's Parcel Number: 219320000019000

31386753 - C1

Record 1st

**QUIT CLAIM DEED**

The Fair Market Value is \$81,130.00.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned Grantor in hand paid by the Grantee, herein, the receipt whereof is acknowledge, I **SHEILA IRENE JOINER f/k/a SHEILA IRENE GOGGINS, Married and joined by my Husband, JASON JOINER** (herein referred to as Grantors) whose mailing address is 522 County Road 305, Columbiana, Alabama 35051, grant, bargain, sell and convey with quitclaim covenants unto **SHEILA IRENE JOINER, a Married Woman** (herein referred to as Grantee), whose mailing address is 522 County Road 305, Columbiana, Alabama 35051, the following describe real estate, situated in Shelby County, Alabama, to wit:

A tract of land in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  OF Section 32, Township 21, Range 1 West; commence at the Northeast corner of the SE  $\frac{1}{4}$  of Section 32, Township 21, Range 1 West and run South along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 330 feet to the point of beginning of the property herein conveyed; thence continue South along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 660 feet to a point; thence run West, parallel to the north line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, a distance of 480 feet to a point; thence run North, parallel to the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, a distance of 525 feet to a point; thence West, parallel to the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, a distance of 140 feet to a point; thence North, parallel to the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, a distance of 135 feet to a point; thence run East, parallel to the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 620 feet to the point of beginning.

Meaning and hereby intending to describe and convey the same premises as conveyed to Sheila Irene Goggins from Edward Horton and Wylodine Horton, Husband and Wife, by deed dated July 6, 1994 and recorded on July 19, 1994 in the Probate Office, Shelby County, Alabama as Deed Instrument No. 199422699.

Commonly known as: 522 County Road 305, Columbiana, Alabama 35051

To have and to hold to the said Grantee, her heirs and assigns forever.

The land described herein (You must make a selection):

is homestead property of the said Grantor  
 is NOT homestead property of the said Grantor

Subject to restrictions, conditions, covenants, rights, rights of way, and easements of record, if any.

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

IN WITNESS WHEREOF, **SHEILA IRENE JOINER f/k/a SHEILA IRENE GOGGINS** and **JASON JOINER** have hereunto set our hands and seals this 20 day of April, 2006.

*Sheila Irene Joiner f/k/a  
Sheila Irene Googgins*

**SHEILA IRENE JOINER f/k/a  
SHEILA IRENE GOGGINS**

*Jason Joiner*  
**JASON JOINER**

STATE OF ALABAMA

*Shelby* COUNTY

I, Bonita Brown, a Notary Public in and for said County, in said State, hereby certify that **SHEILA IRENE JOINER f/k/a SHEILA IRENE GOGGINS, Married**, and **JASON JOINER, Married**, 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 above and foregoing conveyance, they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this

20 day of April, 2006

*Bonita Brown*

NOTARY PUBLIC

My Commission Expires: 05/04/10

**Grantee's Mailing Address:**

Sheila Irene Joiner  
522 County Road 305  
Columbiana, AL 35051



**U31386753-01HC02**

QUIT CLAIM DEED  
LOAN# 000685547748  
US Recordings