

SEND TAX NOTICE TO:

Wesley Stephen Joiner

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

100g
C.R.J.

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Clyde Raymond Joiner, Sr.**, and wife, **Evelyn E. Joiner** (herein referred to as grantors) do grant, bargain, sell, and convey unto **Nancy Joiner** and **Wesley Stephen 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:

Commencing at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and run North 85° 45' East along the North boundary of said Southeast Quarter of Northeast Quarter 286 feet to the intersection with the West boundary of the right of way of the Columbiana-Chelsea Highway; run thence South 25° 30' East along said boundary of said Highway 400 feet for point of beginning of the lot hereby conveyed; run thence North 63° 15' East 237.6 feet to Bees Wax Creek; run thence down said creek with its meanders South 87° 45' East 66 feet; South 16° 15' East 176.7 feet; South 28° 15' West 64.3 feet; South 28° 30' East 78 feet; run thence South 63° 15' West 217.2 feet to the West boundary of the right of way of the Columbiana-Chelsea Highway; run thence North 24° 15' West along said Highway 320.5 feet to point of beginning, containing two acres more or less.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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.


And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14 day of May, 2009.

Shelby County, AL 05/14/2009
State of Alabama
Deed Tax : \$1.00

Clyde R. Joiner Sr. (SEAL)
Clyde Raymond Joiner, Sr.

Evelyn E. Joiner (SEAL)
Evelyn E. Joiner


20090514000182240 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/14/2009 03:28:23 PM 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 **Clyde Raymond Joiner, Sr.**, and wife, **Evelyn E. 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 14th day of May, 2009.

Stephanie Glas (SEAL)
Notary Public

