

VALUE: \$5,000.00

SEND TAX NOTICE TO:

Michael Shane Joiner

310 Country Drive

Columbiana, AL 35051

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051



20100318000078760 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/18/2010 08:58:27 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and Love and Affection to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Bobby Larry Joiner**, an unmarried man (herein referred to as Grantor), grant, bargain, sell, and convey unto **Michael Shane Joiner** (herein referred to as Grantee), 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.

There is retained in favor of Grantor a life estate in Parcels I, II, III, IV, and V described on the attached Exhibit "A".

Grantor intends to convey to Grantee, subject to the life estate reserved herein, all of the right, title, and interest of Grantor in and to any and all real property located in Shelby County, Alabama, whether correctly described herein or not.

The property described on Exhibit "A", attached hereto, constitutes no part of the homestead of Grantor or his spouse.

(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 to the said Grantee, his heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3 day of December, 2008.

Bobby L. Joiner (SEAL)
Bobby Larry Joiner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bobby Larry 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 3rd day of December, 2008.

Shelby County, AL 03/18/2010

State of Alabama
Deed Tax : \$5.00

Paula Head
Notary Public



20100318000078760 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Parcel I:

Commence at the NW corner of NW 1/4 of NW 1/4 of Section 16, Township 21, Range 1 West and run thence east along the north line of said forty acres 120 feet, more or less, to the southwest right of way line of old Columbiana-Elyton paved road; thence run in a southeasterly direction along the southwesterly right of way line of said road 348 feet; thence south and parallel with the west line of said forty acres run 104 feet to the point of beginning of said exception; thence north 104 feet to the southwesterly right of way line of said road; thence run southeasterly along said road right of way 185 feet; thence run southwesterly 104 feet to a point which would be 167 feet southeast of the point of beginning; thence in a northwesterly direction 167 feet to the point of beginning. It is intended to convey all interest which grantor owns in Section 16, Township 21, Range 1 West, whether correctly described herein or not.

Parcel II:

SURFACE RIGHTS ONLY IN AND TO part of the N 1/2 of the SW 1/4 of the NW 1/4 (SW 1/4 - NW 1/4), also part of the N 1/2 of the SE 1/4 of the NW 1/4 (SE 1/4 - NW 1/4) of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of SW 1/4 - NW 1/4 of Section 16, Township 21 South, Range 1 West, and run North 88° 34' 26" East along the North line of said SW 1/4 - NW 1/4 for a distance of 852.68 ft. to a point; said point being the Point-of-Beginning; thence run North 88° 34' 26" East along said North line for a distance of 485.83 ft. to its NE corner; thence run North 88° 19' 11" East along the North line of SE 1/4 - NW 1/4 for a distance of 975.81 ft. to a point on the West margin of Joinertown Road; thence run South 60° 50' 14" East and along the West margin of said road for a distance of 19.09 ft. to a point; thence run South 79° 33' 11" West for a distance of 738.11 ft. to a point; thence run North 83° 18' 30" West for a distance of 757.40 ft. to a point; thence run North 01° 31' 39" East for a distance of 14.18 ft. to the Point-of-Beginning; said point being on the North line of the SW 1/4 - NW 1/4 of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama. Said parcel containing 2.27 acres, more or less.

Parcel III:

Begin at the Southeast corner of the NW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 West; thence run in a Westerly direction along the South boundary of said 1/4 - 1/4 for a distance of 324.23 feet to a point; thence turn an angle of 91 degrees 23 minutes 01 seconds to the right and proceed in a Northerly direction along the West boundary of the East 10 acres of the NW 1/4 of the NW 1/4, for a distance of 746.85 feet to the point of intersection with the South right of way line of County Highway 34 (The Joinertown Road); thence turn an angle of 117 degrees 31 minutes 54 seconds to the right and proceed along said R.O.W. line for a distance of 722.94 feet to the point of beginning of a curve; thence continue along said R.O.W., being in a curve to the right (Radius - 10337.80 and being concave Southwesterly), for an arc distance of 399.95 feet to the point of ending of said curve; thence continue along said R.O.W. along a tangent section for a distance of 381.00 feet to a point, being a point on the South boundary line of the NE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 West; thence turn an angle of 148 degrees 52 minutes 05 seconds to the right and run along said South boundary of said NE 1/4 of NW 1/4 for a distance of 999.02 feet to the point of beginning.

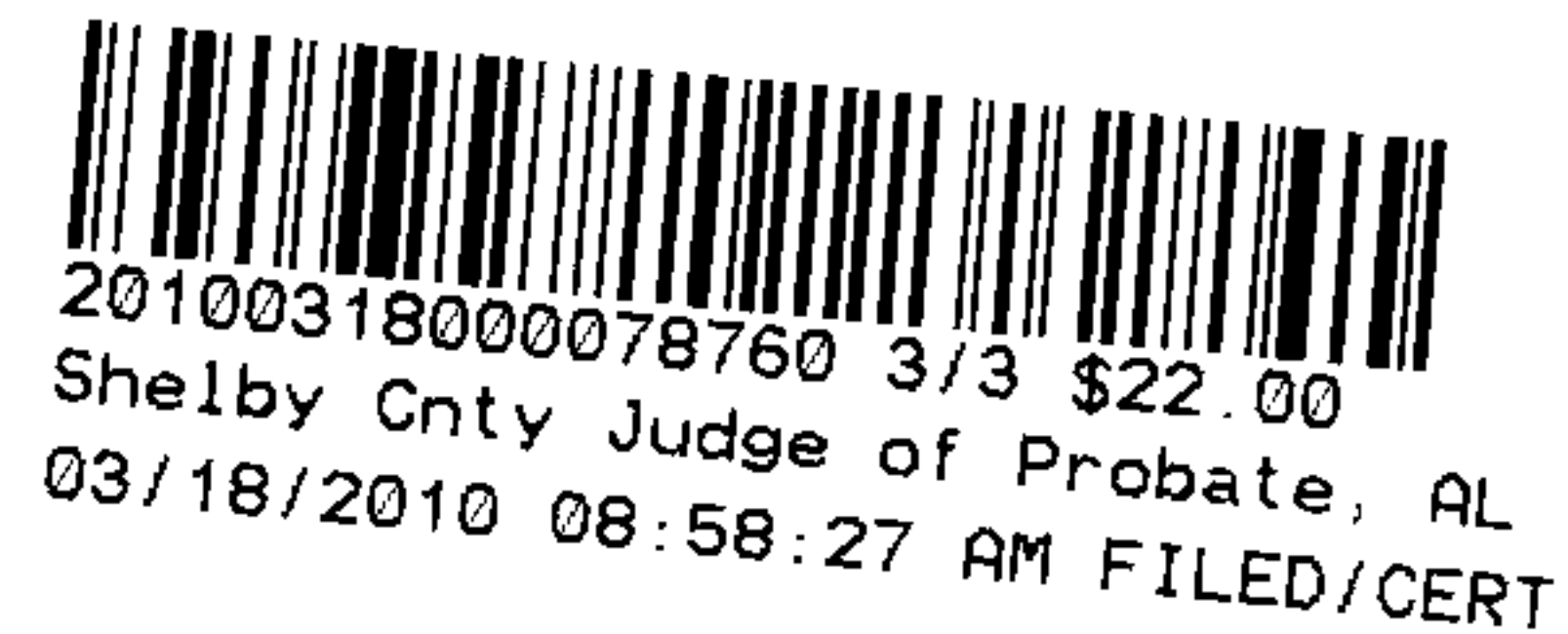
Said parcel of land is lying in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, Section 16, Township 21 South, Range 1 West, Shelby County, Alabama.

According to survey of John Gary Ray, Reg. P.E. & L.S. 12295, dated August 25, 1986.

Parcel IV:

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 S 88deg-38'-57" W a distance of 1052.08' to the POINT OF BEGINNING of the parcel herein described; thence S 42deg-49'-38" W a distance of 814.92'; thence S 31deg-42'27" W a distance of

Betty L. Harris



14.39'; thence S 88deg-58'-22" W a distance of 1106.31'; thence S 54deg-07'-34" W a distance of 476.53'; to the Northeasterly Corner of Bobby Joiner's property as recorded in Deed Book 226, Page 468; thence N 60deg-10'-08" W a distance of 140.00' to the Northeasterly line of Noma Joiner's property as recorded in Deed Book 289, page 620; thence N 54deg-07'-34" E a distance of 175.00' to the Northeasterly Corner of said property; thence N 60deg-10'-08" W a distance of 15.0' to the Southeasterly Corner of Ruby Joiner's property as recorded in Deed Book 292, Page 206; thence N 54deg-07'-34" E a distance of 300.00' to the Northeasterly Corner of said property; thence N 45deg-57'-04" E a distance of 763.23' to the North line of said Section 16; thence N 88deg-58'-22" E a distance of 1013.94'; thence N 88deg-52'-50" E a distance of 241.08' to the Point of Beginning. Said Parcel containing 19.03 Acres more or less.

Parcel V:

All my undivided interest in and to the following described property:

All that part of the NE 1/4 of NW 1/4 and East 10 acres of the NW 1/4 of the NW 1/4 of Section 16, Township 21, Range 1 West, which lies South and Southwest of the paved Joinertown Road.

ALSO, a part of the NE 1/4 of NW 1/4 of Section 16, Township 21, Range 1 West, more particularly described as follows:

Commence at a point where the Northern boundary of the Joinertown Road is intersected by the Westernmost boundary of a Spring Branch; thence run in a Northwesterly direction along the North boundary of said Joinertown Road a distance of 660 feet, more or less, to a point where the same intersects the Southeasterly edge of a driveway leading to the Noma Smith residence for the point of beginning; thence turn to the right and run in a Northeasterly direction along the Easternmost edge of said driveway a distance of 300 feet to a point; thence turn to the right and run in a Southeasterly direction, parallel to the Joinertown Road a distance of 140 feet to a point; thence turn to the right and run in a Southwesterly direction, parallel to the aforesaid Eastern boundary of the Noma Smith driveway a distance of 300 feet, more or less, to a point on the Northern boundary of Joinertown Road; thence turn to the right and run along the Northern boundary of said Joinertown Road to the point of beginning, containing approximately one (1) acre.

ALSO, the NE 1/4 of NW 1/4; and 10 acres of even width off the East side of the NW 1/4 of NW 1/4 in Section 16, Township 21 South, Range 1 West.

ALSO, a part of the NW 1/4 of NE 1/4 of Section 16, Township 21 South, Range 1 West, described as follows: Commencing at the NW corner of said forty and run South along the West line of said forty 628 feet; thence turn an angle of 90 deg. to left and run parallel with North boundary of Section, 1056 feet to top of ridge; thence run in a Northeasterly direction along top of ridge, which is dividing line of lands herein described and lands of Shelby Iron Company, to the North boundary of Section; thence in a Westerly direction along North boundary of said Section to point of beginning. EXCEPTING Highway right-of-way.

ALSO, Begin at the Southeast corner of Noma Smith house; thence run North 43 deg. 00 min. East for 110 feet to center line of Eloten Road for point of beginning; thence turn an angle of 73 deg. right and down center line of said road 210 feet; thence turn 90 deg. left for 239 feet; thence turn an angle of 90 deg. left for 210 feet; thence turn 90 deg. left for 239 feet to point of beginning. Property located in the NE 1/4 of NW 1/4 of Section 16, Township 21, Range 1 West, Shelby County, Alabama.

Bobby L. Joiner