

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Glen Joiner
2866 Joinertown Rd
Columbiana, AL 35051

Corporation Form Warranty Deed

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Twenty Eight Thousand dollars and Zero cents (\$28,000.00) to the undersigned grantor, FIRST HORIZON HOME LOAN CORPORATION a corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Glen Joiner (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Senior Vice President who is authorized to execute this conveyance, hereto set its signature and seal, this the 14th day of June, 2011.

FIRST HORIZON HOME LOAN
CORPORATION


Theresa Nichols, as Senior Vice President

STATE OF TEXAS


}


COUNTY OF DALLAS

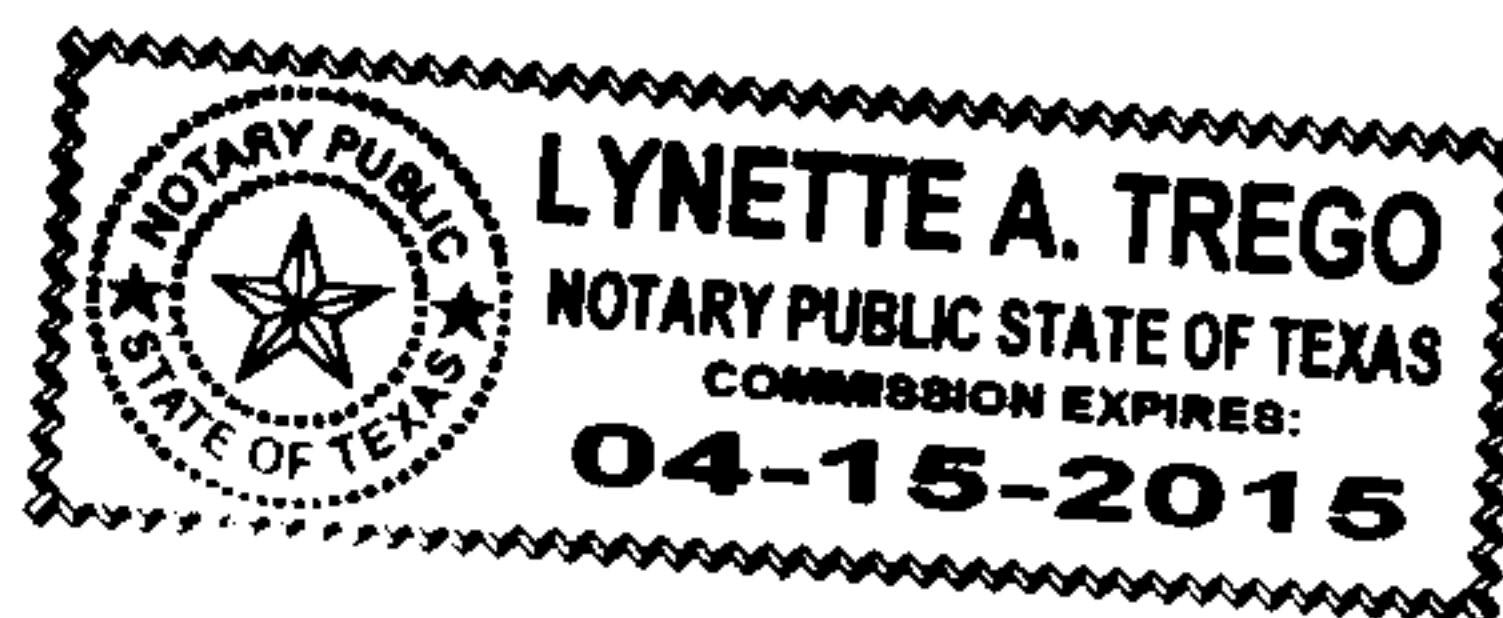
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Theresa Nichols, whose name as Senior Vice President of FIRST HORIZON HOME LOAN CORPORATION, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 13 day of June, 2011.

My Commission Expires: 4-15-2011
~~10-16-12~~


Notary Public


20110615000175540 1/2 \$43.00
Shelby Cnty Judge of Probate, AL
06/15/2011 09:52:15 AM FILED/CERT



Shelby County, AL 06/15/2011
State of Alabama
Deed Tax: \$28.00

EXHIBIT A

PARCEL I:

A certain lot in the Town of Columbiana, more particularly described as follows:

Beginning at the NE corner of Section 26, Township 21 Range 1 West and run thence along the section line South 87 degrees, West to the western line or margin of Main Street; thence South 84 degrees 30 minutes West 414.5 feet to an alley between the property herein conveyed and the B. J. Owens property; thence South 3 degrees East along the eastern margin of said alley 68 feet to the northwest corner of the H. H. Bearden lot; thence North 87 degrees East along the North line of the H. H. Bearden lot 414 feet to the West line or margin of Main Street; thence North 3 degrees West along the West line or margin of Main Street, 86 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT: a certain lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning at the northeast corner of Section 26, Township 21, Range 1 West, and run thence along the section line South 87 degrees West to the western line or margin of Main Street; thence South 84 degrees 30 minutes West 214.5 feet to the point of beginning; thence continue 200 feet to an alley between the property herein conveyed and the B. J. Owens property; thence South 3 degrees East along the eastern margin of said alley 68 feet to the northwest corner of the H. H. Bearden lot; thence North 87 degrees East along the North line of the H. H. Bearden lot 200 feet; thence run North 76 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Commence at the Southeast corner of Section 23, Township 21 South, Range 1 West, (Iron Bar found in place); thence run westerly along the South boundary line of said Section 23 a distance of 461.08 feet to a point on the western margin of Main Street, Columbiana, Alabama, which is the point of beginning of the parcel of land herein described; thence continue along said section line a distance of 214.5 feet; thence turn to the right and run North to the North line of the land described in deed recorded in Real Book 223, Page 162, in the Probate Office of Shelby County, Alabama; thence turn right and run easterly along the North line of said land to a point on the above mentioned western margin of Main Street; thence turn an angle of 92 degrees 02 minutes 57 seconds to the right and run southerly along said western margin a distance of 13.88 feet to the point of beginning. Said parcel is lying in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West.

