

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



20110811000235900 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
08/11/2011 01:56:04 PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Gene Joiner
3074 Joinertown Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

\$34,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/00 DOLLARS (\$10.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ruby Joiner Burnette, a married woman (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Gene Joiner and wife, Sharon Joiner, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This property constitutes no part of the homestead of the grantor or her spouse.

Ruby Joiner Burnette and Ruby Burnette is one and the same person.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of August, 2011.

Ruby Joiner Burnette
Ruby Joiner Burnette

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Ruby Joiner Burnette, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 2011.

Wallace Ellis Fowler & Head
Notary Public


My commission expires: 10-6-12

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ 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 Western most boundary of a spring branch and run thence in a Northwesterly direction along the Northern edge of the pavement of the Joinertown Road a distance of 660 feet, more or less, to a point where the same intersects the Southeastern edge of the driveway leading to the Noma Joiner residence for point of beginning; thence turn to the right and run in a Northeasterly direction along the Easternmost edge of said driveway a distance of 475 feet to a point; thence turn to the left and run westerly parallel with the northern boundary of the Joinertown Road a distance of 15 feet, more or less, to a point on the western boundary of said driveway for the point of beginning of the lot herein conveyed; thence turn to the right and run along the western edge of said driveway a distance of 300 feet to a point; thence turn to the left and run westerly and northwesterly parallel with the northern boundary of said Joinertown Road a distance of 290.4 feet to a point; thence turn to the left and run Southerly parallel with the westernmost edge of said driveway which forms the eastern boundary of the property herein conveyed, a distance of 300 feet to a point; thence turn to the left and run easterly 290.4 feet to point of beginning, containing 2 acres, more or less.

PARCEL "C"

Commence at the NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ on a bearing of South 88 deg. 38 min. 57 sec. West a distance of 1052.08 feet; thence South 88 deg. 52 min. 50 sec. West a distance of 241.08 feet; thence South 88 deg. 58 min. 22 sec. West a distance of 1013.94 feet to the POINT OF BEGINNING of the parcel herein described; thence continue along last described course a distance of 335.01 feet; thence South 89 deg. 13 min. 30 sec, West a distance of 210.15 feet; thence South 34 deg. 05 sec. 32 sec. West a distance of 455.66 feet to the Northwesterly corner of Ruby Joiner's property as recorded in Deed Book 292, Page 206; thence South 60 deg. 10 min. 08 sec. East a distance of 290.40 feet to the Northeasterly corner of said property; thence North 45 deg. 57 min. 04 sec. East a distance of 763.23 feet to the Point of Beginning. Said parcel containing 4.81 acres more or less.


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