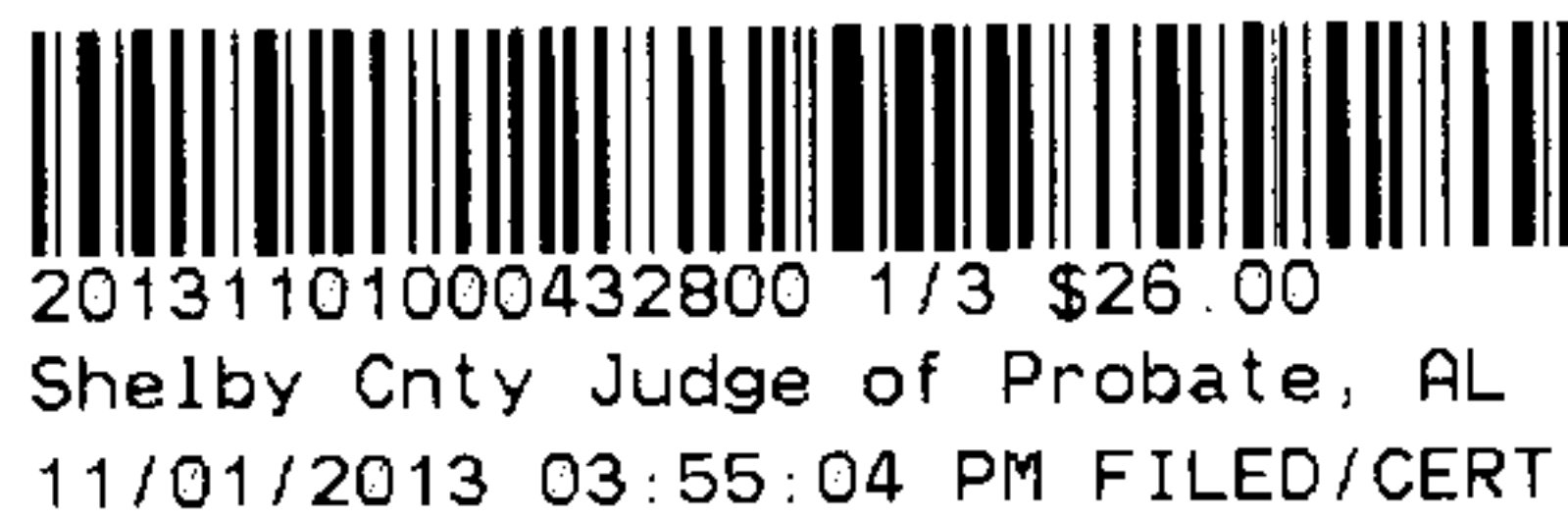


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration Five Thousand Eight Hundred & zero Cents \$ 5800.00, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Adam Rondal Joiner, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Glen Joiner** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

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 22nd day of October, 2013.

Adam Rondal Joiner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Adam Rondal Joiner** 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 22nd day of October, 2013.

Notary Public
My Commission Expires: 1-9-2017



Shelby County, AL 11/01/2013
State of Alabama
Deed Tax: \$6.00

EXHIBIT A
LEGAL DESCRIPTION

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; 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 received in that certain deed from Charles Edmondson dated June 2, 1995, recorded as Instrument #1995-15296 in the Probate Records of Shelby County, Alabama, whether correctly described herein or not.

The above described property constitutes no part of the homestead of Grantor or his spouse.



20131101000432800 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
11/01/2013 03:55:04 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1.

Grantor's Name Adam Joiner
Mailing Address 3233 Joinertown Rd.
Columbiana, AL
35051

Grantee's Name Glen Joiner
Mailing Address 2806 Joinertown Rd
Columbiana AL
35051

Property Address _____
vacant lot

Date of Sale 10-22-13
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 5800.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other tax Value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



20131101000432800 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
11/01/2013 03:55:04 PM FILED/CERT

Instructions

Grantor's name and mailing address - provide the name of the person or persons to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-31-13

Print Glen Joiner

☐ Unattested

Sign

(verified by)

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1