

**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:  
**Douglas Cole Joiner and  
Kayla Marie Joiner**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SIXTY THREE THOUSAND FOUR HUNDRED NINETY AND NO/00 DOLLARS (\$63,490.00)**, 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, **GLEN JOINER, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **DOUGLAS COLE JOINER and KAYLA MARIE JOINER (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

**SEE EXHIBIT "A" ATTACHED HERETO**

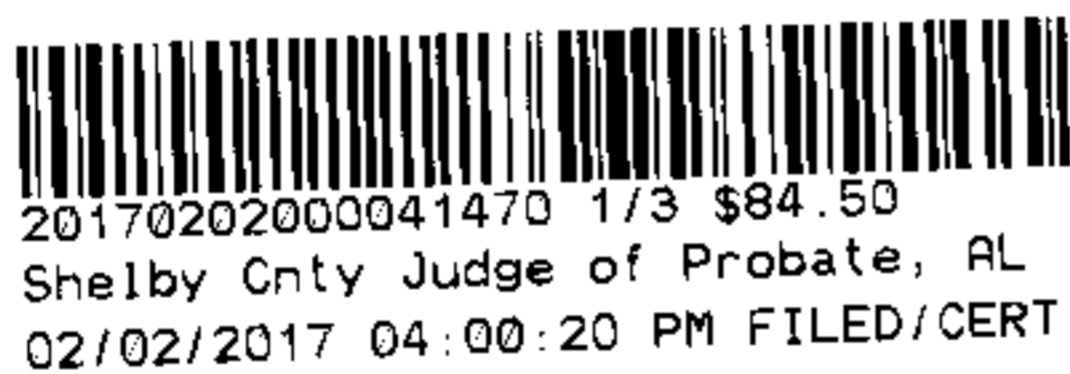
**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein.

**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 2nd day of February, 2017.



*Glen Joiner*  
\_\_\_\_\_  
**GLEN 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 **GLEN 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 2nd day of February, 2017.

*Melinda S. Johnson*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

Shelby County: AL 02/02/2017  
State of Alabama  
Deed Tax: \$63.50

**MY COMMISSION EXPIRES APRIL 9, 2017**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A part of the NW 1/4 of the NW 1/4, Section 16, Township 21, Range 1 West, described as follows: commence at a point on the North line of said 1/4-1/4 section where the same is intersected by the northernmost right of way line of the Joinertown Road, and run thence in a southeasterly direction along said Joinertown paved highway right of way a distance of 340 feet to the point of beginning of the property herein conveyed; thence turn to the left and run northeasterly to a point on the Northern boundary of said 1/4-1/4 section which is 340 feet from the point of commencement herein, which said point is also the northeasternmost corner of property conveyed to Viva Davis by deed recorded in Deed Book 299, Page 394, in the Probate Records of Shelby County, Alabama; thence turn to the right and run easterly along the northern boundary of said 1/4-1/4 section a distance of 90 feet; thence turn to the right and run southerly a distance of 270 feet, more or less, to a point on the northern right of way line of the paved Joinertown Highway, which said point is 120 feet in an easterly or southeasterly direction from the point of beginning. Situated in Shelby County, Alabama.



20170202000041470 2/3 \$84.50  
Shelby Cnty Judge of Probate, AL  
02/02/2017 04:00:20 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 Glen Joiner  
Mailing Address 2806 Joinertown Rd.  
Columbiana, AL 35051

Grantee's Name Douglas Cole Joiner  
Mailing Address Kayla Marie Joiner

Property Address 3206 Joinertown Rd.  
Columbiana, AL 35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 3,490.00

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.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest 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 \_\_\_\_\_ Print Glen Joiner

Unattested \_\_\_\_\_ Sign \_\_\_\_\_  
(verified by) (Grantor)/Grantee/Owner/Agent) circle one