

This Instrument was Prepared by:

Send Tax Notice To: Glen Joiner

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

2866 Joiner Town Rd
Columbiana, AL 35051


File No.: S-17-23683

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby


20170324000100230 1/3 \$97.00
Shelby Cnty Judge of Probate: AL
03/24/2017 03:58:36 PM FILED/CERT

That in consideration of the sum of **Seventy Six Thousand Dollars and No Cents (\$76,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael J. Hughes, a single man and Amanda Michelle Justice, a single woman** (herein referred to as Grantor, whether one or more), 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


Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. Property constitutes no part of the homestead of Michael J. Hughes or his spouse, if married.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

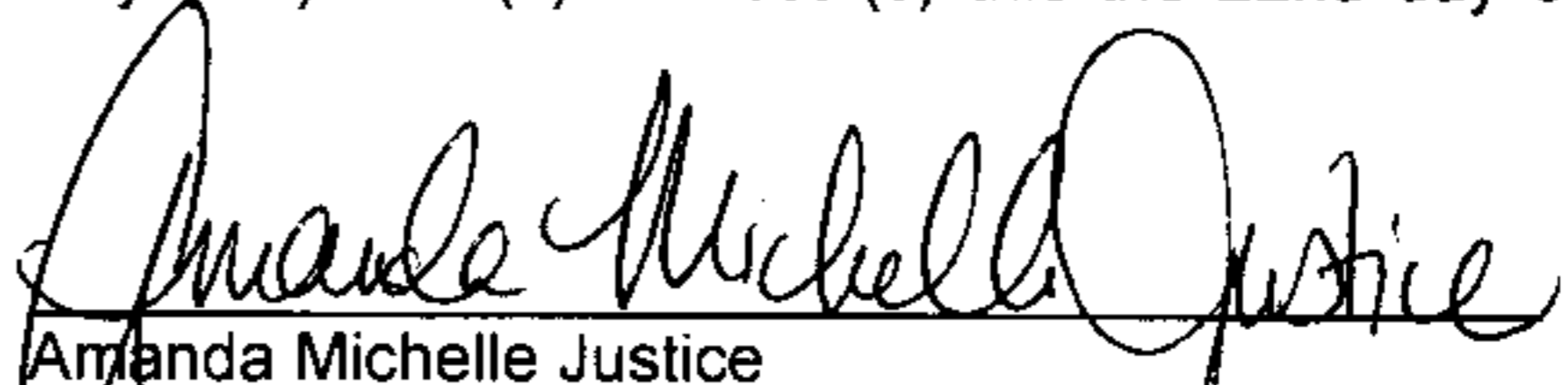
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of March, 2017.



Michael J. Hughes




Amanda Michelle Justice

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Michael J. Hughes and Amanda Michelle Justice, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of March, 2017.



Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: September 22, 2020

Shelby County, AL 03/24/2017
State of Alabama
Deed Tax: \$76.00

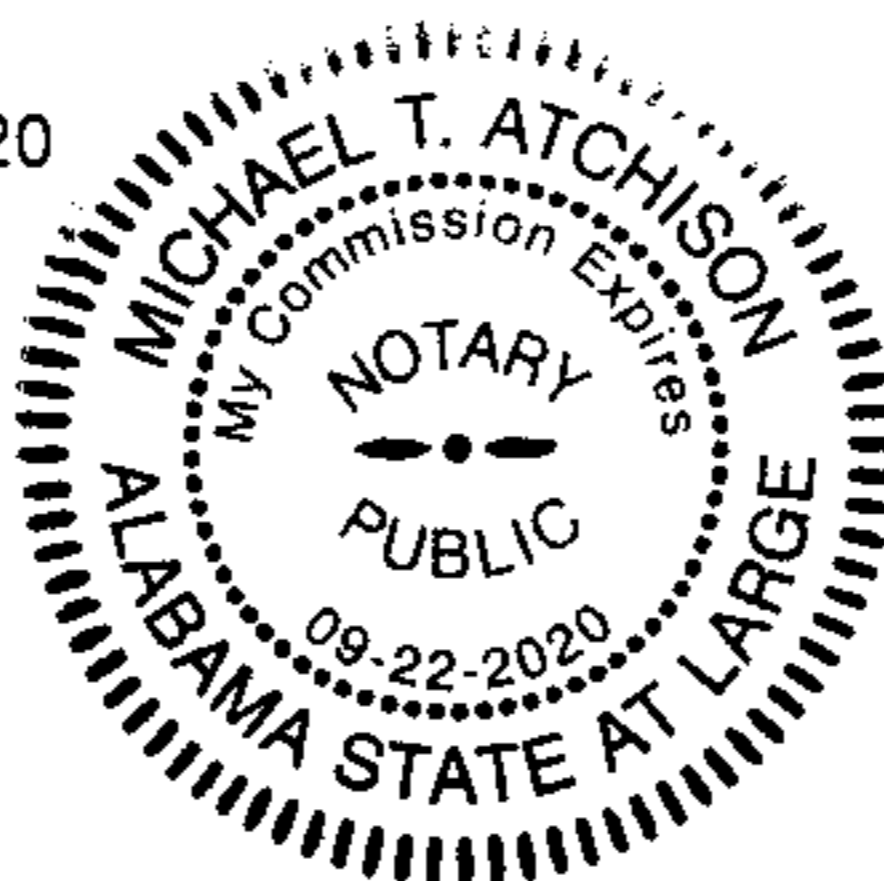



EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NW quarter of the Northwest quarter, Section 16, Township 21, Range 1 West, described as follows: Commence at a point on the North line of said quarter-quarter section where the same is intersected by the northernmost right of way line of the Joinertown Road; run thence in a southwesterly direction along said Joinertown paved highway a distance of 460 feet to point of beginning of property herein conveyed; thence turn to the left, run a northerly direction to a point on the northern boundary of said quarter-quarter section which is 430 feet easterly from the point of commencement herein; thence turn to the right and run easterly along the northern boundary at said quarter-quarter section to the northeastern corner of the Grantor's property which point is located 330 feet, more or less, West of the Northeastern corner of said quarter-quarter section; thence turn to the right and run southerly parallel with the eastern boundary of said quarter-quarter section to a point where the same is intersected by the northern boundary of the Joinertown paved road; thence turn to the right and run northwesterly to the point of beginning of the property herein conveyed. Situated in Shelby County, Alabama.


20170324000100230 2/3 \$97.00
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Real Estate Sales Validation Form

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

Grantor's Name Michael J. Hughes
Mailing Address P.O. Box 1701, Columbiana, AL 35051

Grantee's Name Glen Joiner
Mailing Address 7866 Joiner Town Rd, Columbiana, AL 35051

Property Address 3244 Joiner Town Road, Columbiana, AL 35051

Date of Sale March 22, 2017
Total Purchase Price \$76,000.00
or
Actual Value
or
Assessor's Market Value



20170324000100230 3/3 \$97.00
Shelby Cnty Judge of Probate, AL
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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 (checked)
Closing Statement
Appraisal
Other

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 of 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 March 22, 2017

Print Michael J. Hughes

Unattested

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

(verified by)