


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

Send Tax Notice to:

Emily J. Gambill

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20170531000190360 1/3 \$77.00
Shelby Cnty Judge of Probate, AL
05/31/2017 02:38:36 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and No/00 Dollars (\$1.00)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Leonard L. Joiner and wife, Jane M. Joiner (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Emily J. Gambill and husband, Mark D. Gambill (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

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, 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 31st day of May, 2017.

Shelby County, AL 05/31/2017
State of Alabama
Deed Tax: \$56.00

Leonard L. Joiner
Leonard L. Joiner

Jane M. Joiner
Jane M. Joiner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Leonard L. Joiner and Jane M. Joiner**, who are signed to the foregoing conveyance, and who are 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 31st day of May, 2017.

Michael A. Justice
Notary Public


My Commission Expires: 9-11-19



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the NW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West; thence proceed in a Southerly direction along the East boundary of said 1/4-1/4 Section for a distance of 756.16 feet to the point of beginning of the parcel of land herein described; thence continue in a Southerly direction along the said East boundary of the said 1/4-1/4 Section for 378.08 feet to a point; thence turn 88 deg. 45 min. 42 sec. right and run 1335.24 feet to a point, being on the West boundary line of said 1/4-1/4 Section; thence turn 91 deg. 17 min 26 sec. right and run along said West boundary of said 1/4-1/4 Section, for a distance of 379.22 feet to a point; thence turn 88 deg. 45 min. 29 sec. right and run 1334.86 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West, and contains 11.60 acres.

h h r
g m j


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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 : Leonard L. Joiner & Jane M. Joiner
Mailing Address 277 Highway 331
Columbiana, AL 35051

Grantee's Name: Emily J. Gambill & Mark D. Gambill
Mailing Address: 129 Windwood Circle
Alabaster, AL 35007

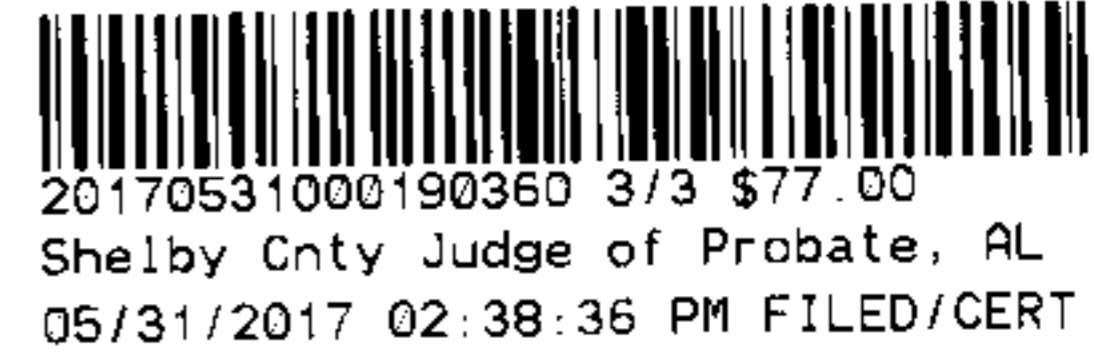
Property Address: _____

Date of Sale 5-31-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 55,920

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 -



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 5-31-17

Sign Leonard L. Joiner
(Grantor/Grantee/Owner/Agent) circle one

Print LEONARD L. JOINER

Unattested

(Verified by)