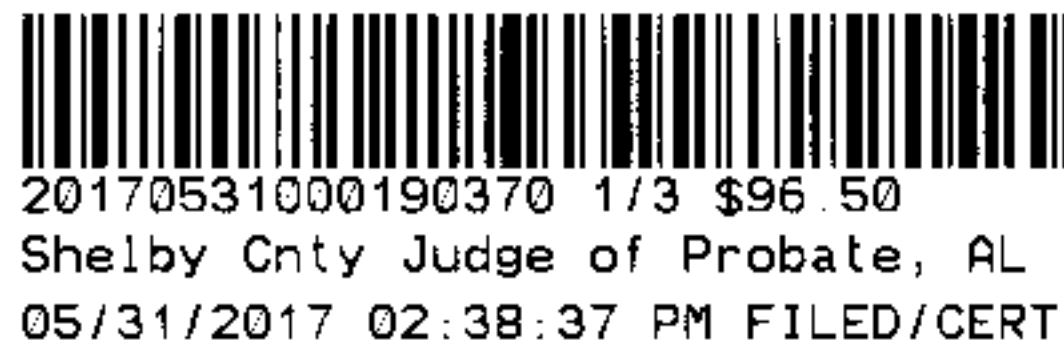


This instrument was prepared
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051



Send Tax Notice to:

Marcia J. Allen

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

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, **Marcia J. Allen and husband, Michael R. Allen (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: \$75.50

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.

William R. Justice
Notary Public

My Commission Expires: 9-11-19

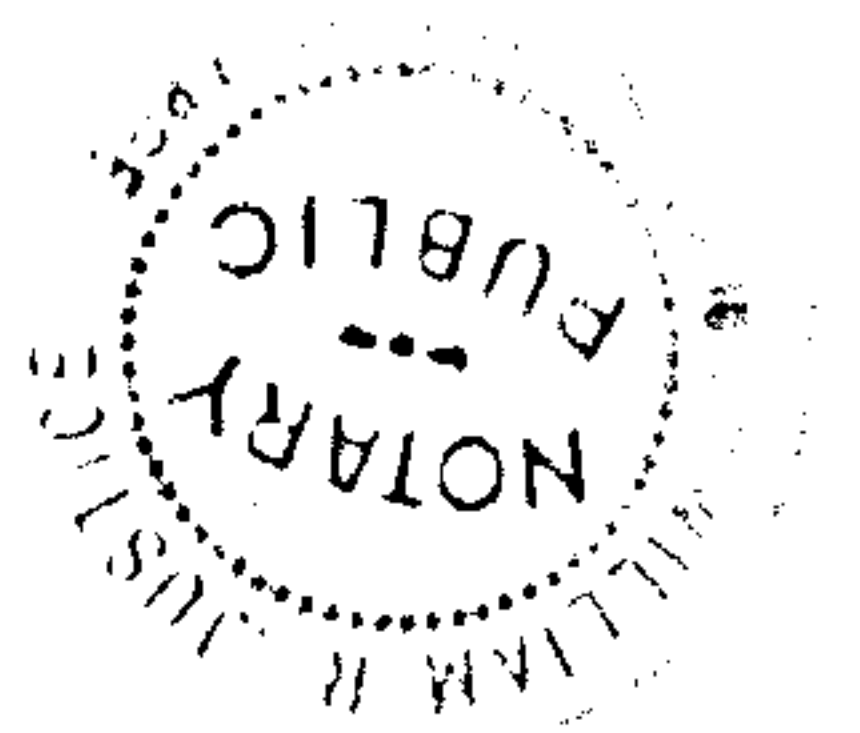


EXHIBIT "A"
LEGAL DESCRIPTION

The NW 1/4 of the SE 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 1 West.

Commence at the Southeast corner of Section 7, Township 21 South, Range 1 West and run north along the east line of said Section 7 a distance of 3337.5 feet to a point being the SE corner of NE 1/4 of SE 1/4 of NE 1/4 Section 7, Township 21 South, Range 1 West; thence run west along the south boundary of said NE 1/4 of SE 1/4 of NE 1/4 a distance of 665.15 feet to the southwest corner of the said NE 1/4 of SE 1/4 of NE 1/4 of said Section 7, the point of beginning; thence run north along the west boundary of said NE 1/4 of SE 1/4 of NE 1/4 of said Section 7 a distance of 667.50 feet to NW corner of the said NE 1/4 of SE 1/4 of NE 1/4 of said Section 7; thence run east along the north boundary of said NE 1/4 of SE 1/4 of NE 1/4 of said Section 7 a distance of 164 feet (more or less) to a point on the southwest 40' Right of Way line of Shelby County Highway #34; thence run southeasterly along the said southwest 40' Right of Way line a distance of 283 feet more or less to an iron pin being the northwest corner of Lot "B" as shown on a survey plat by Arnold A. Largin, August 20, 1970; thence run in a southwesterly direction a distance of 573 feet more or less to the point of beginning: Said parcel of land is lying in the NE 1/4 of SE 1/4 of NE 1/4 Section 7, Township 21 South, Range 1 West.

8 + 8
Jm J



20170531000190370 2/3 \$96.50
Shelby Cnty Judge of Probate: AL
05/31/2017 02:38:37 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 : Leonard L. Joiner & Jane M. Joiner

Mailing Address 277 Highway 331

Columbiana, AL 35051

Grantee's Name: Marsha J. Allen & Michael R. Allen

Mailing Address: 149 Windwood Circle

Alabaster, Az 35007

Property Address: Joinertown Road
Columbiana, Az

Date of Sale 5-31-17

Total Purchase Price \$

or

Actual Value \$


or

Assessor's Market Value \$ 75,290

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 -


20170531000190370 3/3 \$96.50
Shelby Cnty Judge of Probate, AL
05/31/2017 02:38:37 PM FILED/CERT

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)