



20171117000416480 1/3 \$56.50
Shelby Cnty Judge of Probate, AL
11/17/2017 10:30:55 AM FILED/CERT

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

Send Tax Notice to:
Bobby L. Joiner
2975 Joinertown Road
Columbiana, AL 35051

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) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Linsey Joiner Perkins**, a married woman, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **Bobby L. Joiner and Nancy A. Joiner** (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, my undivided one-half (1/2) interest in and to the following described real estate, situated in **Shelby** County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

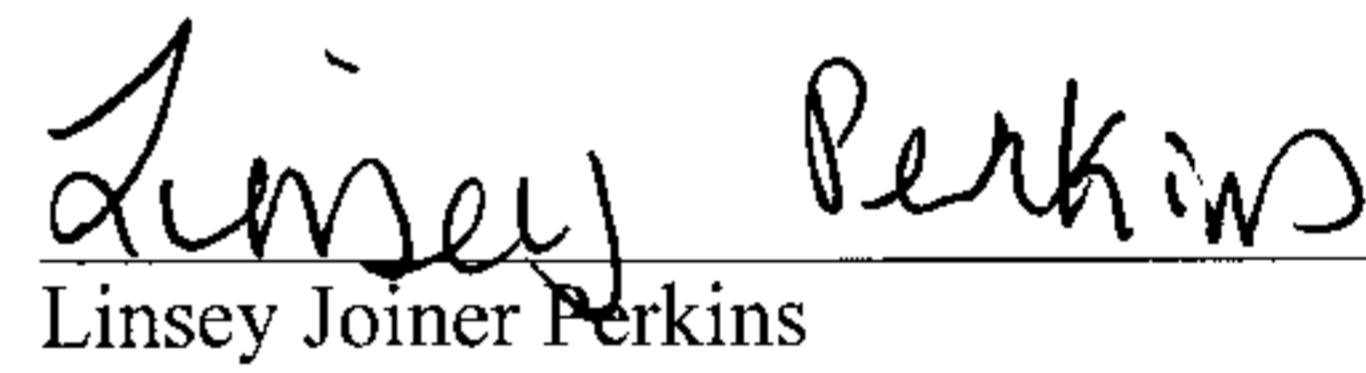
This property constitutes no part of the homestead of Grantor or her spouse.

(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.

Now, IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of October, 2017.


Linsey Joiner Perkins

STATE OF ALABAMA
COUNTY OF Shelby

Shelby County, AL 11/17/2017
State of Alabama
Deed Tax: \$35.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Linsey Joiner Perkins, who 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2017.

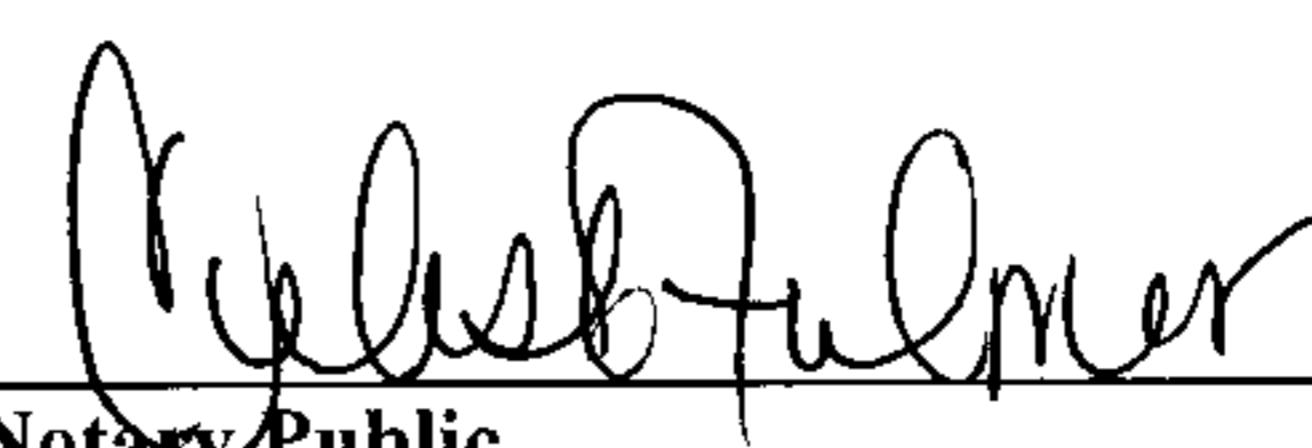

Notary Public
My Commission Expires: 10-11-20

EXHIBIT A

Commence at the NE corner of Section 11, Township 21 South, Range 2 West, being the point of beginning of the parcel of land herein described, and run westerly along the north boundary of said Section a distance of 207.11 feet to a point; thence turn an angle of 93° 12' 11" to the left and run southerly a distance of 1317.54 feet to a point on the south boundary line of the NE 1/4 of NE 1/4 of said Section 11, thence turn an angle of 87° 15' 44" to the left and run easterly along said south boundary of the NE 1/4 of NE 1/4 a distance of 198.24 feet to a point at the SE corner of the said NE 1/4 of NE 1/4; thence turn an angle of 1° 54' 57" to the left and run easterly along the south boundary of the NW 1/4 of NW 1/4, Section 12, Township 21 South, Range 2 West a distance of 178.92 feet to a point; thence turn an angle of 90° 29' 46" to the left and run northerly a distance of 1315.46 feet to a point on the north boundary line of said Section 12, Township 21 South, Range 2 West; thence turn an angle of 89° 30' 03" to the left and run westerly along the said north boundary of Section 12 a distance of 177.62 feet to the point of beginning. Said lot is situated in Shelby County, Alabama, and is lying in the NE 1/4 of NE 1/4, Section 11, Township 21 South, Range 2 West, and the NW 1/4 of NW 1/4, Section 12, Township 21 South, Range 2 West and contains 11.50 acres and is subject to easements, rights-of-way, and restrictions of record; LESS AND EXCEPT portion sold to Jeff Joiner which lies West of Shelby County Highway 34, otherwise known as Joinertown Road.



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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 : Linsey Joiner Perkins
Mailing Address P O Box 1013
Columbiana, AL 35051

Grantee's Name: Bobby L. Joiner & Nancy A. Joiner
Mailing Address: 2975 Joinertown Road
Columbiana, AL 35051

Property Address: Joinertown Road
Columbiana, AL 35051

Date of Sale 11-16-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 35,005.00 (1/2)

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 – ASSESSORS MARKET VALUE

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



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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 11-16-17

Sign Linsey Perkins
(Grantor/Grantee/Owner/Agent) circle one

Print Linsey Perkins

Unattested

(Verified by)