

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Tom Royce and Valerie Royce
121 Seams Way
Alabaster, AL 35007

20180521000174380
05/21/2018 10:22:40 AM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$75,600.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Bobby L. Joiner and Nancy A. Joiner, a married couple and Ashley Ann Turquitt, f/k/a Ashley Ann Jones, a married person (This does not constitute the homestead property of the Grantors or spouses) (the "Grantor", whether one or more), whose mailing address is 2975 Joinertown Road, Columbiana, AL 35051, do hereby grant, bargain, sell, and convey unto Tom Royce and Valerie Royce (the "Grantees"), whose mailing address is 121 Seams Way, Alabaster, AL 35007, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is Joinertown Rd, Columbiana, AL 35051; to-wit:

Commence at the NW Corner of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama; thence N87°27'12"E, a distance of 176.33' to the POINT OF BEGINNING; thence S02°51'39"E, a distance of 1314.89'; thence S87°35'14"W, a distance of 178.74'; thence S89°32'05"W, a distance of 198.22'; thence N03°12'11"W, a distance of 174.93' to the Southeasterly R.O.W. line of Joinertown Road, and the beginning of a non-tangent curve to the left, having a radius of 342.50, a central angle of 44°24'33"E, and subtended by a chord which bears N24°51'03"E, and a chord distance of 258.87'; thence along the arc of said curve and said R.O.W. line, a distance of 265.47'; thence N02°39'01"E and along said R.O.W. line, a distance of 265.38' to a curve to the right, having a radius of 2367.00, a central angle of 07°05'46", and subtended by a chord which bears N06°11'54"E, and a chord distance of 292.97'; thence along the arc of said curve and said R.O.W. line, a distance of 293.16'; thence N09°44'47"E and along said R.O.W. line, a distance of 177.12' to a curve to the right, having a radius of 247.00, a central angle of 55°05'42", and subtended by a chord which bears N3°14'27"E, and a chord distance of 228.47'; thence along the arc of said curve and said R.O.W. line, a distance of 237.51' to the POINT OF BEGINNING.


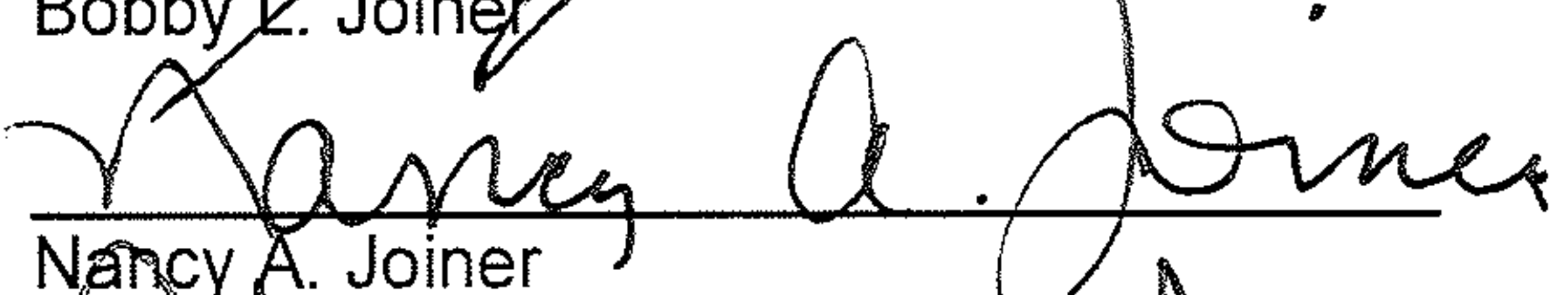
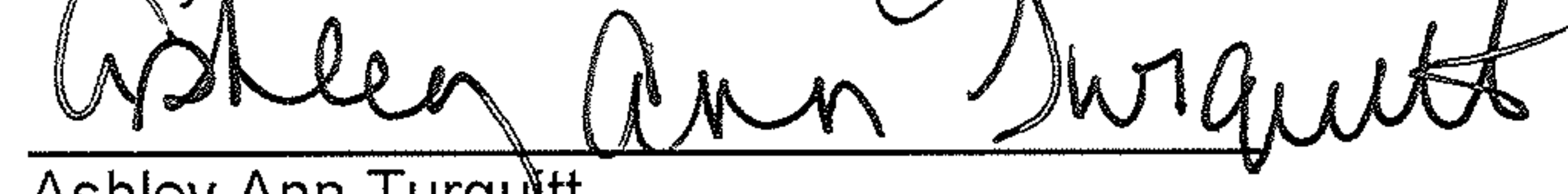
Subject to:
(1) ad valorem taxes for the current year and subsequent years;
(2) restrictions, reservations, conditions, and easements of record, if any; and
(3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$60,480.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Bobby L. Joiner and Nancy A. Joiner, a married couple and Ashley Ann Turquitt, f/k/a Ashley Ann Jones, a married person (This does not constitute the homestead property of the Grantors or spouses) , has/have hereunto set his/her/their hand(s) and seal(s) this 17th day of May, 2018.

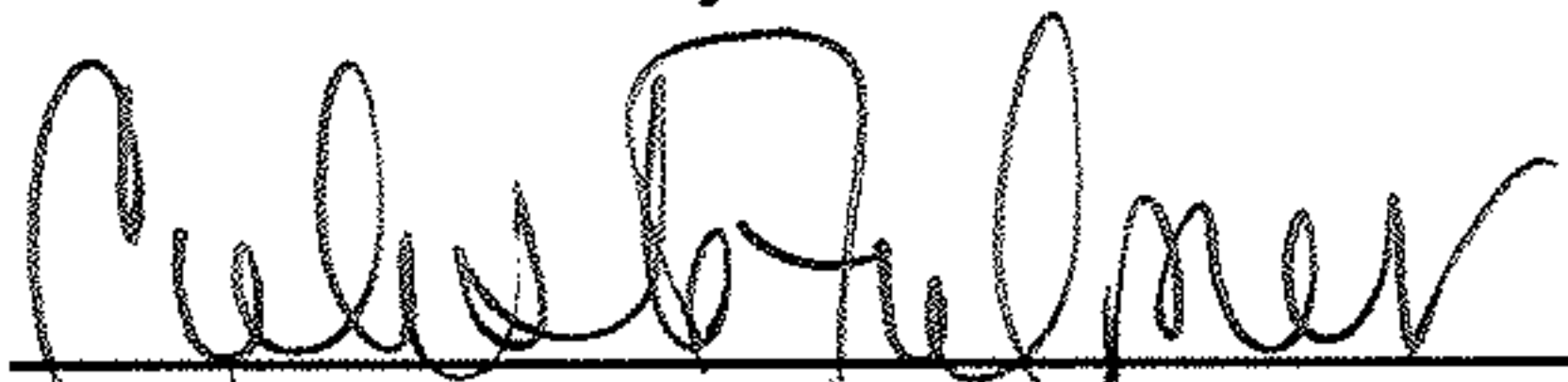

Bobby L. Joiner

Nancy A. Joiner

Ashley Ann Turquitt

State of Alabama

County of Shelby

I, The Undersigned, a notary for said County and in said State, hereby certify that Bobby L. Joiner and Nancy A. Joiner, and Ashley Ann Turquitt f/k/a Ashley Ann Jones , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 16th of May, 2018.

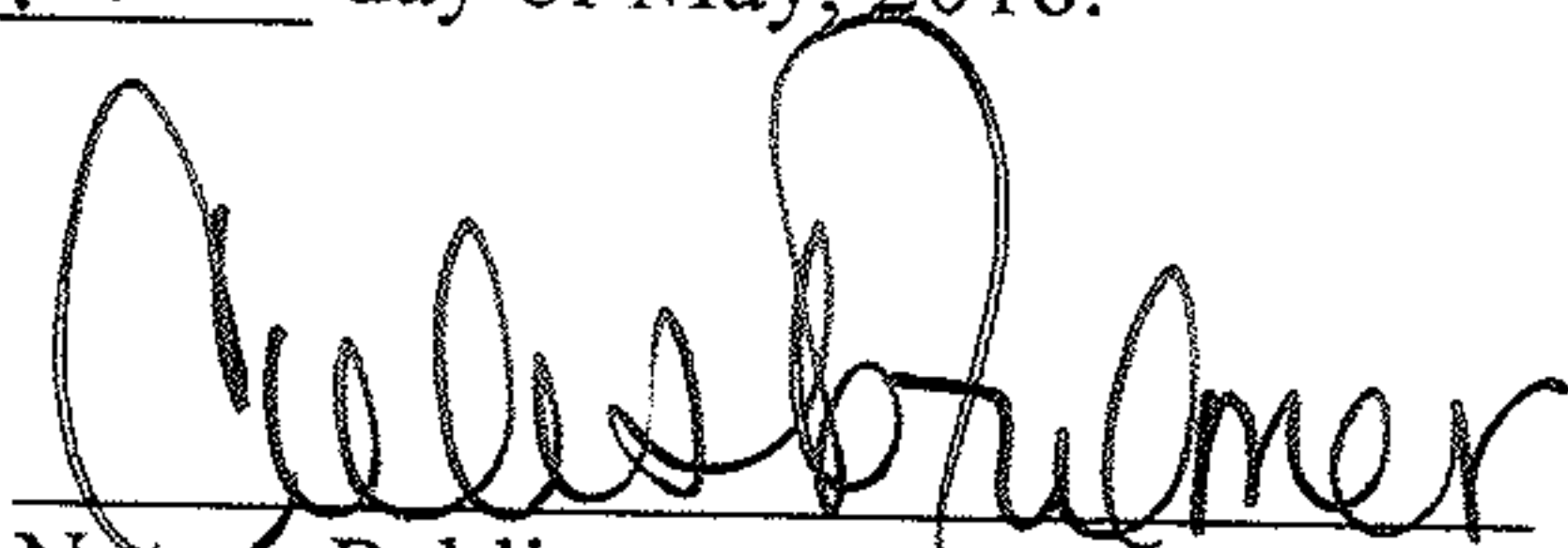

Notary Public

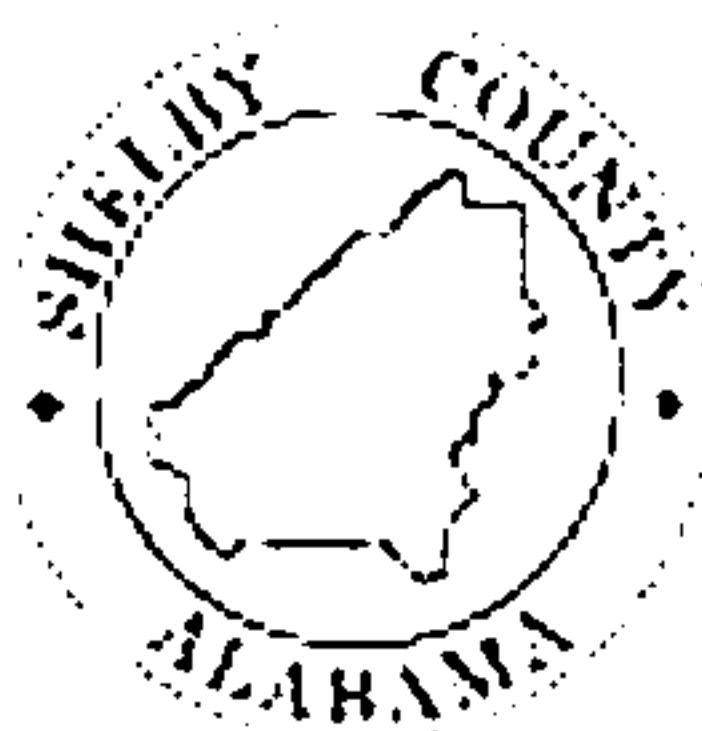
Commission Expires: 10-11-20

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ashley Ann Turquitt f/k/a Ashley Ann Jones, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of May, 2018.


Notary Public
My Commission Expires: 10-11-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/21/2018 10:22:40 AM
\$94.00 CHERRY
20180521000174380

