

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Rodney Smith

6500.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

ONE WJ
NO

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ~~FIVE THOUSAND~~ **DOLLARS and NO/100 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Nancy Joiner**, a married woman; and **Wesley Stephen Joiner**, a MARRIED man, grant, bargain, sell and convey unto Rodney Smith, the following described real estate, situated in: Shelby County, Alabama, to-wit:

A non-exclusive 20-foot easement for ingress, egress, and utilities, including Alabama Power Company, over and along the existing driveway as it crosses the following described parcel of land:

Commencing at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and run North 85 degrees 45 minutes East along the North boundary of said Southeast Quarter of Northeast Quarter 286 feet to the intersection with the East boundary of the right of way of the Columbiana-Chelsea Highway; run thence South 25 degrees 30 minutes East along said boundary of said Highway 400 feet for point of beginning of the lot hereby conveyed; run thence North 63 degrees 15 minutes East 237.6 feet to Bees Wax Creek; run thence down said creek with its meanders South 87 degrees 45 minutes 66 feet; South 16 degrees 15 minutes East 176.7 feet; South 28 degrees 15 minutes West 64.3 feet; South 28 degrees 30 minutes East 78 feet; run thence South 63 degrees 15 minutes West 217.2 feet to the East boundary of the right of way of the Columbiana-Chelsea Highway; run thence North 24 degrees 15 minutes West along said Highway 320.5 feet to point of beginning.

This easement runs with the land and inures to the benefit of the grantee, their heirs and assigns forever. Grantee shall be allowed to remove trees and bush growth in the 20-foot easement. No 18-wheeler trucks shall be allowed to use the easement. This exclusion shall not apply to construction delivery. Grantee agrees to hold harmless the grantors, their heirs and assigns, for injuries or accident occurring on the easement. Grantee shall be responsible for maintenance of the bridge on the East end of the easement. Grantee shall have the right to place a gated system, including posts and mechanisms, within the easement.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTORS OR OF THEIR SPOUSES.

Subject to taxes for 2018 and subsequent years, restrictions, easements and rights of way of record.

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 21 day of

July, 2018.

Nancy Joiner
Nancy Joiner

Wesley Stephen Joiner
Wesley Stephen Joiner

20180814000290470 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
08/14/2018 03:23:16 PM FILED/CERT

Shelby County, AL 08/14/2018
State of Alabama
Deed Tax: \$.50

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nancy Joiner, whose name 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 27 day of July, 2018.

Jean F. Lowe
Notary Public

My Commission Expires: 8/21/2019



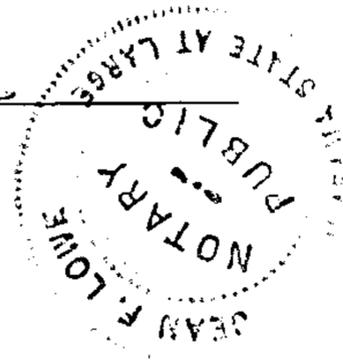
**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wesley Stephen Joiner, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of July, 2018.

Jean F. Lowe
Notary Public

My Commission Expires: 8/21/2019



20180814000290470 2/3 \$21.50
Shelby Only Judge of Probate, AL
08/14/2018 03:23:16 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 Nancy Joiner
Mailing Address _____

Grantee's Name Wade Rodney Smith
Mailing Address _____

Property Address 404 Hwy 47
Columbiana AL35051

Date of Sale July 27, 2018
Total Purchase Price \$ _____
or
Actual Value \$ 1.00
or
Assessor's Market Value \$ _____



20180814000290470 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
08/14/2018 03:23:16 PM FILED/CERT

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 Easement Deed

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 _____

Print Mike Atchison

Unattested _____

Sign Mike Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one