

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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

Send Tax Notice to:
Lynn Joiner
3233 Joinertown Rd
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TWO THOUSAND AND NO/00 DOLLARS (\$102,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Glen Joiner, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Lynn Joiner (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse.

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 19th day of February, 2019.


Glen Joiner

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Glen 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 19th day of February, 2019.


Notary Public

My Commission Expires: 9/22/2020

Shelby County, AL 02/25/2019
State of Alabama
Deed Tax: \$102.00


20190225000058170 1/3 \$123.00
Shelby Cnty Judge of Probate, AL
02/25/2019 10:02:46 AM FILED/CERT

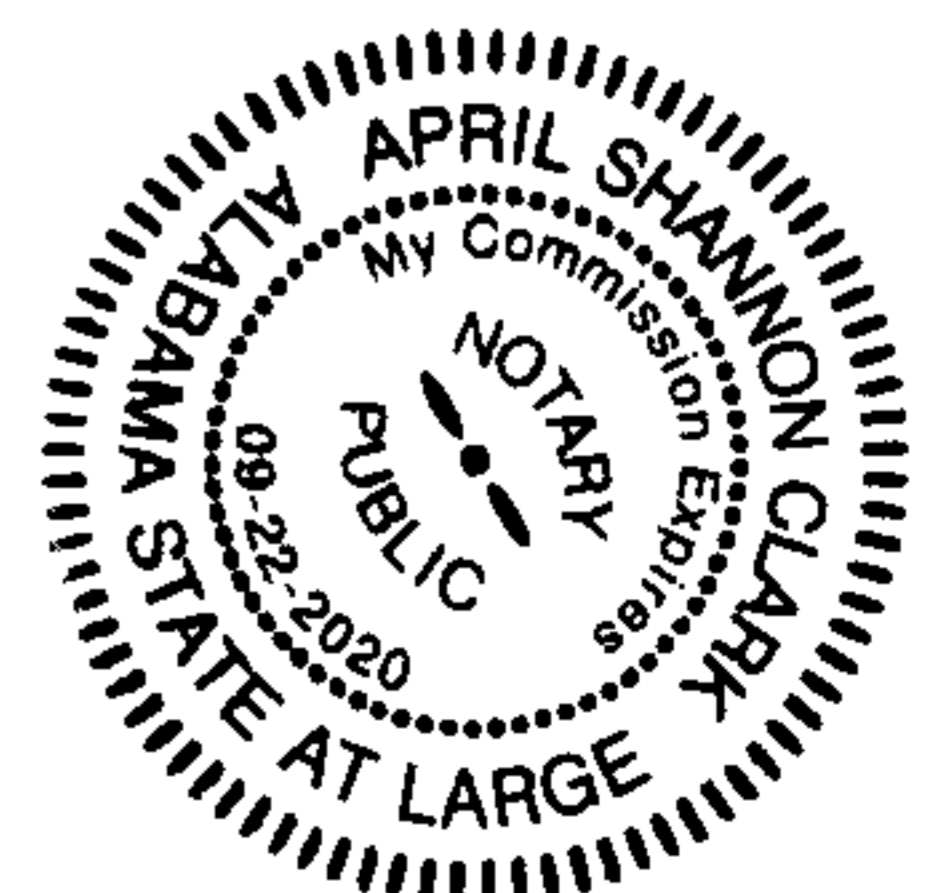


EXHIBIT A - LEGAL DESCRIPTION

Commencing at the Southeast corner of the NW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 West and run in a Westerly direction along the South boundary of said NW 1/4 of NW 1/4 330 feet for point of beginning; run thence in a Northerly direction and parallel with the West boundary of said Section to the Old Elyton-Columbiana Public Road; run thence in a Northwesterly direction along and with said road to its intersection with the North boundary of said Section; run thence in a Westerly direction to the Northwest corner of said Section; run thence in a Southerly direction with the West boundary of said Section to its intersection with Wolf Creek; run thence along said creek in a Southeasterly direction to its intersection with the South Boundary of the NW 1/4 of NW 1/4 of said Section; run thence in a Easterly direction with said South boundary of said NW 1/4 of NW 1/4 to point of beginning.

Less and except the West 200 feet of above described property

Less and except property sold to J. B. Finley in Deed Book 236, Page 500, Shelby County Probate Office, Shelby County, Alabama

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.



20190225000058170 2/3 \$123.00
Shelby Cnty Judge of Probate: AL
02/25/2019 10:02:46 AM 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 Glen JOINER
Mailing Address 2866 Joiner town Rd
Columbiana AL
35051

Grantee's Name Lynn Adam JOINER
Mailing Address 3233 Joiner town Rd
Columbiana AL 35051

Property Address 3233 Joiner town Rd
Columbiana AL

Date of Sale 2/19/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 102,000.00



20190225000058170 3/3 \$123.00
Shelby Cnty Judge of Probate, AL
02/25/2019 10:02:46 AM 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 Appraisal
 Sales Contract Other tax value
 Closing Statement

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 Glen Joiner

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one