

This instrument was provided by:

Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:

Glen Joiner  
2866 Joinertown Rd  
Columbiana AL 35051

STATE OF ALABAMA,  
SHELBY COUNTY

WARRANTY DEED

20190506000151780 1/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
05/06/2019 02:57:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TEN THOUSAND DOLLAR AND ZERO CENTS (\$10,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Lucy Queen Tolleson, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Glen Joiner** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

SUBJECT TO:

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

Given under my hand and seal, this 3<sup>rd</sup> day of May, 2019.

*Lucy Queen Tolleson*  
Lucy Queen Tolleson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lucy Queen Tolleson**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of May, 2019.



*April Clark*  
Notary Public  
My Commission Expires: 9/22/2020

Shelby County, AL 05/06/2019  
State of Alabama  
Deed Tax: \$10.00

**EXHIBIT A – LEGAL DESCRIPTION**

A part of the SE ¼ of the SE ¼, Section 36, Township 20 South, Range 2 West more particularly described as follows: Commence at the NE corner of said quarter – quarter section and run thence in a Westerly direction along the Northern boundary of said quarter – quarter section a distance of 417.44 feet to the point of beginning of the property herein conveyed which said corner of the Ralph Wells and Martha Wells property; thence continue in the same direction along the Northern boundary of said quarter-quarter section in a Westerly direction a distance of 417.44 feet; thence turn to the left and run Southerly parallel with the Eastern boundary of said quarter – quarter section a distance of 208.71 feet to a point; thence turn to the left and run Easterly parallel with the Northern boundary of said quarter – quarter section a distance of 417.44 feet to a point on the Western boundary of the Wells property; thence turn to the left and run Northerly along the Western boundary of the Wells property a distance of 208.71 feet to the point of beginning. All located in Section 36, Township 20 South, Range 2 West, mineral and mining rights excepted.



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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 Lucy Queen Tolleson
Mailing Address 209 Snoaks Mill Ln
Columbiana AL 35051

Grantee's Name Glen Joiner
Mailing Address 2866 Joinertown Rd
Columbiana AL 35051

Property Address 411 Queen Dr
Columbiana AL

Date of Sale 5/3/19
Total Purchase Price \$ 10,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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 (checked)

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
Unattested
Print Lucy Queen Tolleson
Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

