

This Instrument was Prepared by:

Send Tax Notice To: Glen Joiner

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

2866 Joinertown Rd
Columbiana, AL 35051

File No.: S-19-25931

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Thousand Dollars and No Cents (\$20,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mary Tolleson**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Glen Joiner**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein spouse.
Mary Tolleson and Mary Amanda Bradburn are one in the same person.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of November, 2019.

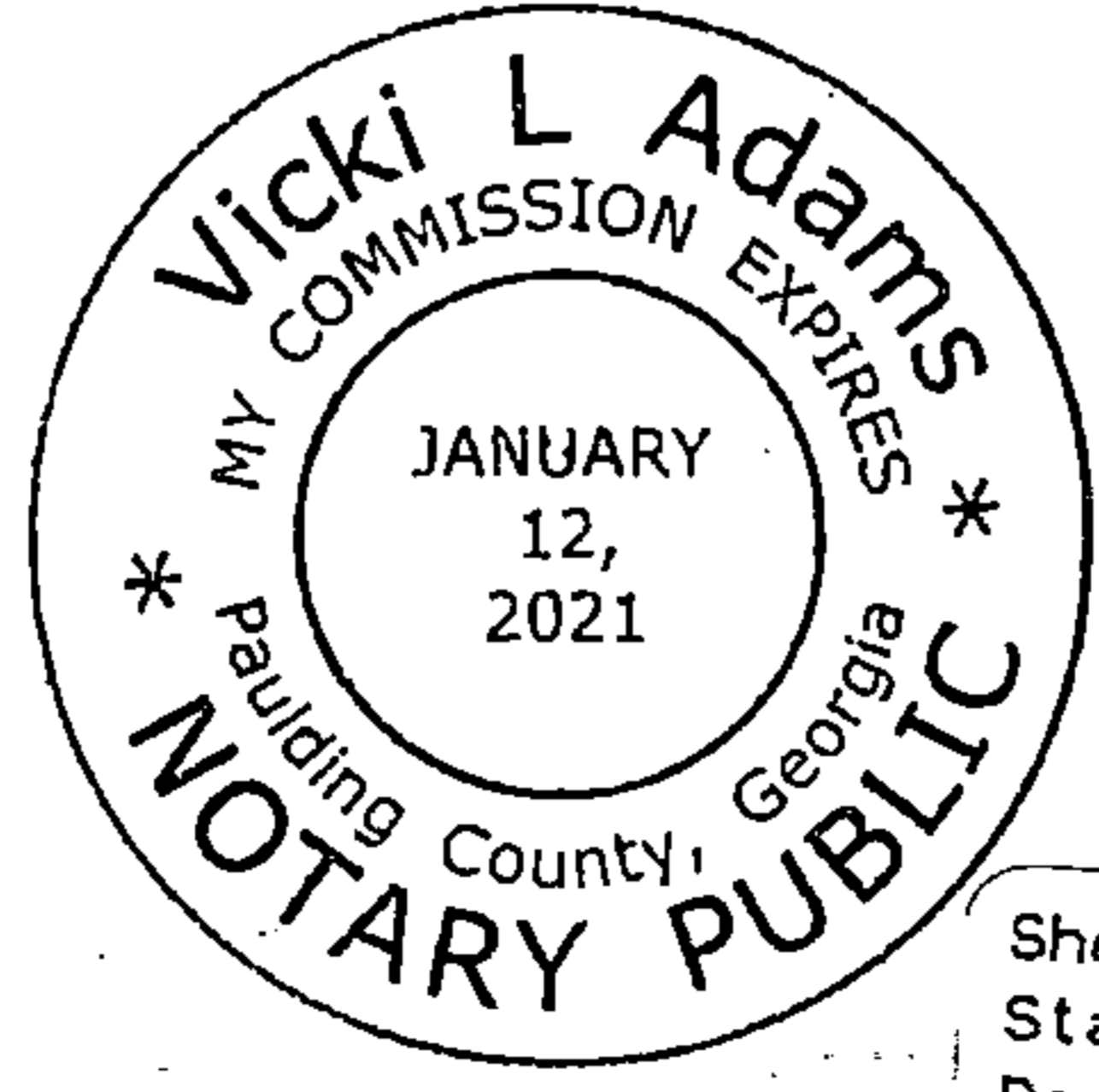
Mary Tolleson
Mary Tolleson

State of Georgia
County of Cobb

I, Vicki Adams, a Notary Public in and for the said County in said State, hereby certify that Mary Tolleson, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 the 27th day of November, 2019.

Vicki Adams
Notary Public, State of GA
My Commission Expires: 1/12/21




2020022000068420 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
02/20/2020 12:27:09 PM FILED/CERT

Shelby County, AL 02/20/2020
State of Alabama
Deed Tax: \$20.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NE 1/4 of Section 18, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 05 minutes 13 seconds East for a distance of 334.94 feet; thence South 01 degree 56 minutes 51 seconds West for a distance of 150.00 feet to the POINT OF BEGINNING; thence continue South 01 degree 56 minutes 51 seconds West for a distance of 300.00 feet; thence South 88 degrees 03 minutes 09 seconds East for a distance of 300.00 feet; thence North 01 degree 56 minutes 51 seconds East for a distance of 300.00 feet; thence North 88 degrees 03 minutes 09 seconds West for a distance of 300.00 feet to the POINT OF BEGINNING.
According to the survey of Rodney Shiflett, dated September 4, 2019.

AND 30' easement lying South of above property as shown in Map Book 31, Page 116 of Joinertown Family Subdivision.


20200220000068420 2/3 \$48.00
Shelby Cnty Judge of Probate, AL
02/20/2020 12:27:09 PM FILED/CERT



20200220000068420 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
02/20/2020 12:27:09 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	<u>Mary Tolleson</u>	Grantee's Name	<u>Glen Joiner</u>
Mailing Address	<u>100 Foster Rd</u> <u>Columbiana AL 35051</u>	Mailing Address	<u>2866 Joinertown Rd.</u> <u>Columbiana, AL 35051</u>
Property Address	<u>259 Country Drive</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>November 27, 2019</u>
		Total Purchase Price	<u>\$20,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 November 25, 2019

Print Mary Tolleson

Unattested

(verified by)

Sign Mary Tolleson

(Grantor/Grantee/Owner/Agent) circle one