

This Instrument was Prepared by:

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

Send Tax Notice To: Glen Joiner

2866 Joinertown Rd  
Columbiana, AL 35051

File No.: S-20-26296

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Eight Thousand Dollars and No Cents (\$28,000.00)**, 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, **Gerald L. Keown and Sharon A. Keown, husband and wife** (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.**

**\$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 22<sup>nd</sup> day of May, 2020.

Gerald L. Keown  
Gerald L. Keown

Sharon A. Keown  
Sharon A. Keown

State of SC

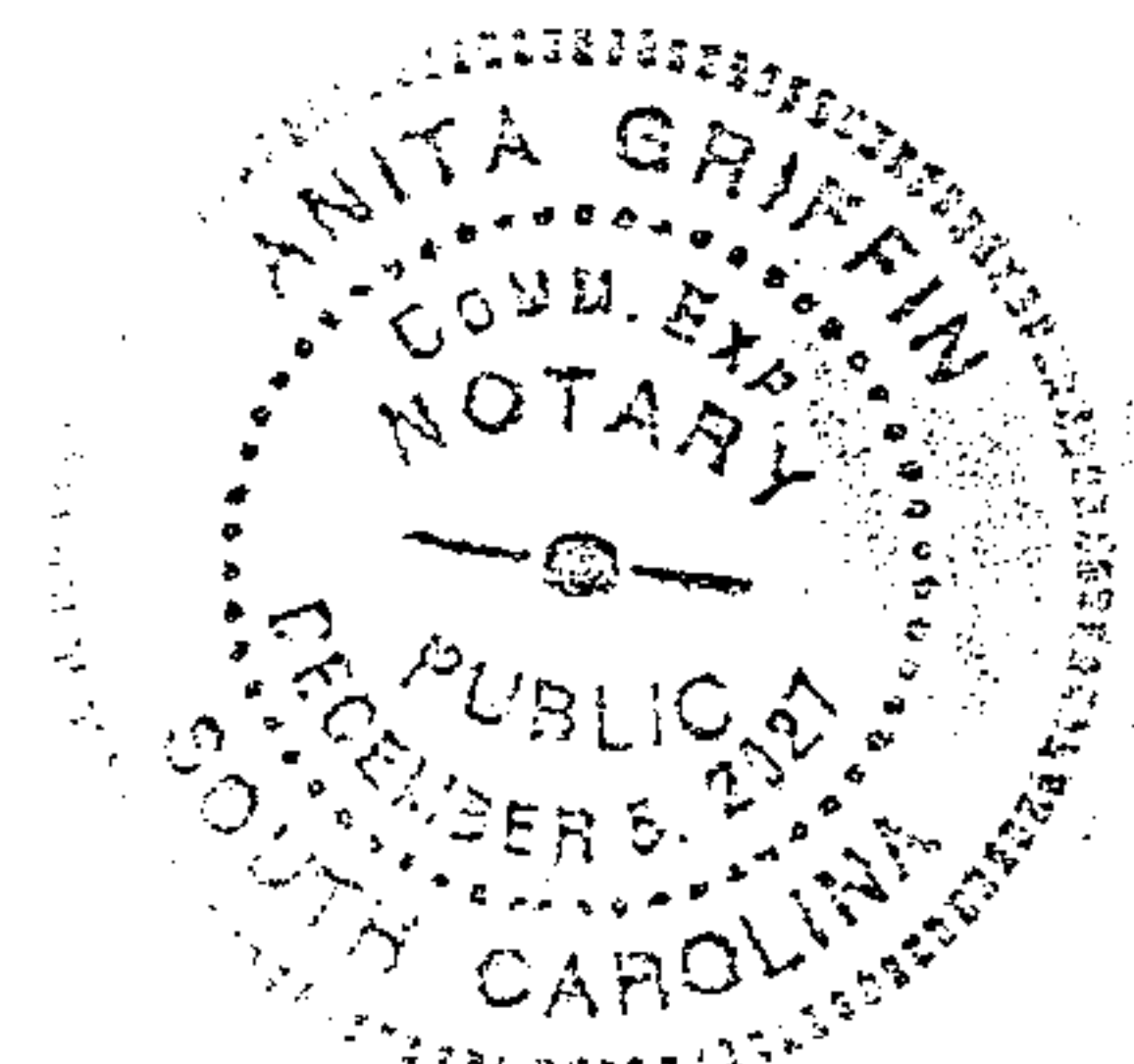
County of Spartanburg

I, Anita Griffin, a Notary Public in and for the said County in said State, hereby certify that Gerald L. Keown and Sharon A. Keown, 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 22 day of May, 2020.

Anita Griffin  
Notary Public, State of SC

My Commission Expires: 12-5-2027



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the NE corner of the NW 1/4 of NE 1/4, Section 8, Township 21 South, Range 1 West; thence proceed in a southerly direction along the East boundary of said 1/4-1/4 section for a distance of 378.08 to the point of beginning of the parcel of land herein described; thence continue in a southerly direction along the said East boundary of the said 1/4-1/4 section for 378.08 feet to a point; thence turn 88 degrees 48 minutes 37 seconds right and run 1334.86 feet to a point, being on the West boundary line of said 1/4-1/4 section; thence turn 91 degrees 14 minutes 31 seconds right and run along said West boundary of said 1/4-1/4 section for a distance 379.22 feet to a point; thence turn 88 degrees 48 minutes 23 seconds right and run 1334.48 feet to the point of beginning. Said parcel is lying in the NW 1/4 of NE 1/4, Section 8, Township 21 South, Range 1 West, Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Gerald L. Keown Sharon A. Keown	Grantee's Name	Glen Joiner
Mailing Address	249 Preston Dr. Moore, SC 29369	Mailing Address	2866 Joinertown Rd Columbiana, AL 35051
Property Address	Joinertown Road Columbiana, AL 35051	Date of Sale	May 29, 2020
		Total Purchase Price	\$28,000.00
		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	Appraisal
XX Sales Contract	Other
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.

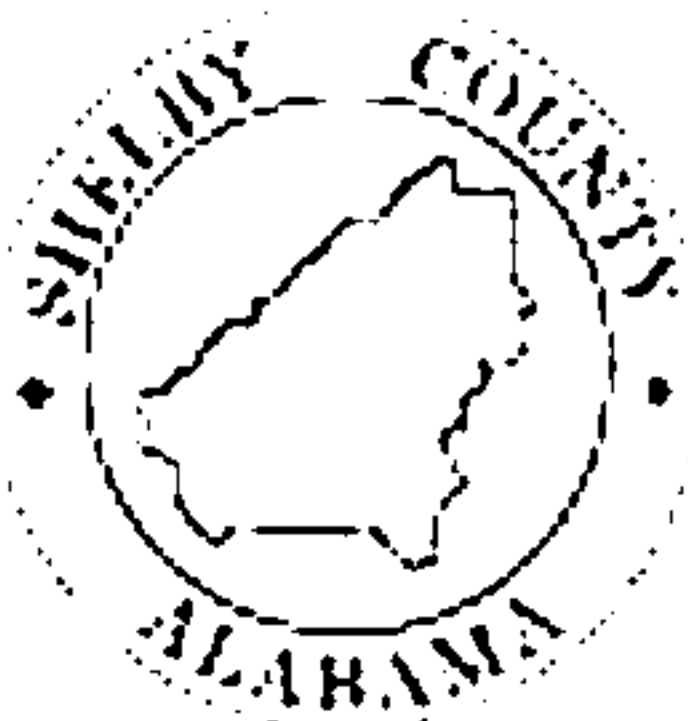
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	May 21, 2020	Print	Gerald L. Keown
Unattested		Sign	Gerald L. Keown
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/01/2020 09:34:59 AM  
\$56.00 JESSICA  
20200601000217300

Allen S. Bayl