

**20200601000217300**  
**06/01/2020 09:34:59 AM**  
**DEEDS 1/3**

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 Joinerstown 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 persons.

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

Sharon A Keown

State of **SC**

County of Spartanburg

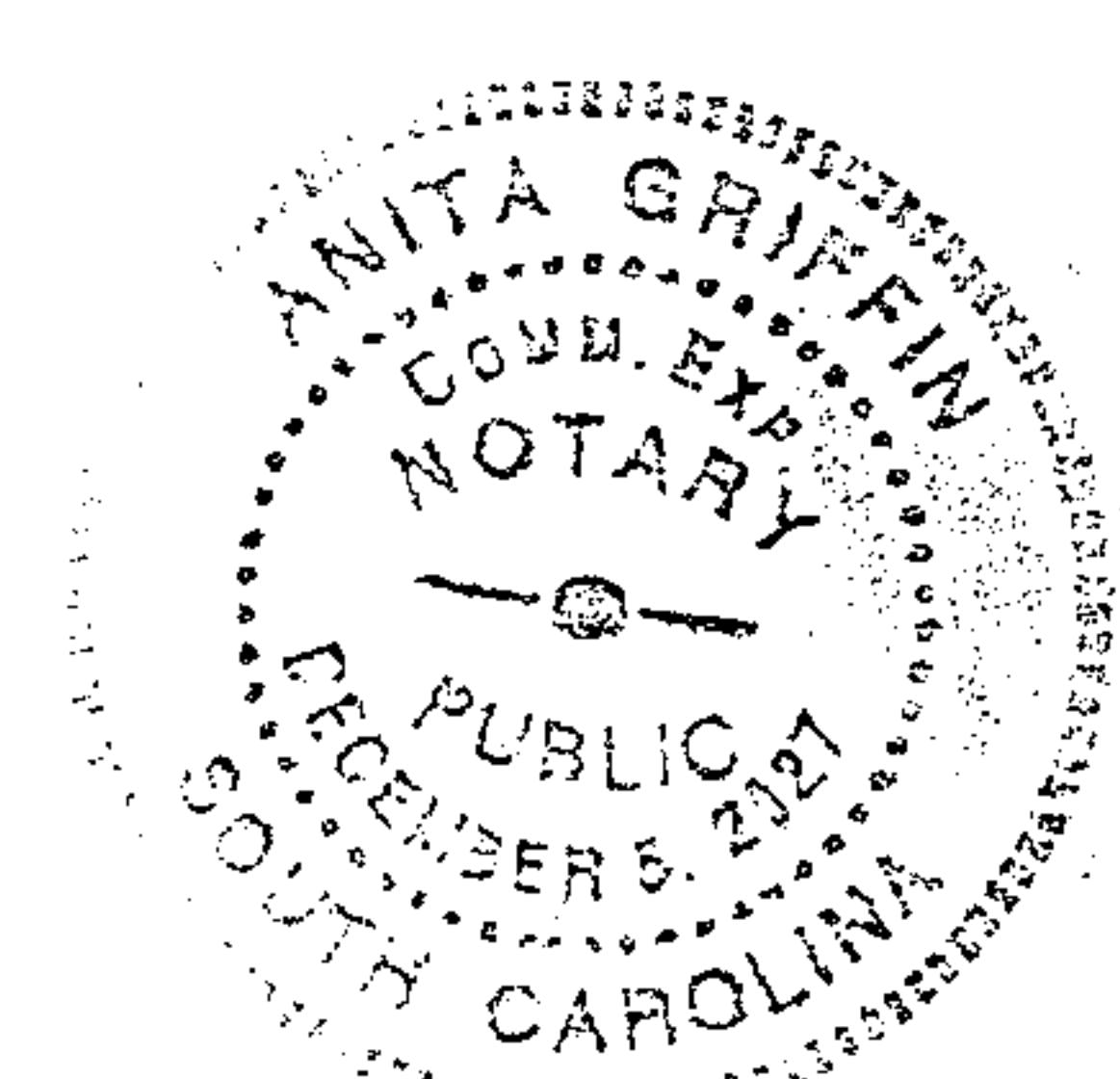
I, Anita Griffin, a Notary Public in and for the said County in said State, hereby certify that Gerald L. Keown and Sharon A. Keown, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance 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.

Onida & Orfeo

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My Commission Expires: 12/5/2021



**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.

