



20200603000224000 1/4 \$139.50
 Shelby Cnty Judge of Probate, AL
 06/03/2020 02:44:02 PM FILED/CERT

This Instrument was prepared without
 examination of title by:

Send Tax Notice To:

Anna Funderburk Buckner, Esq.
 ANNA F. BUCKNER, LLC
 1859 Ogletree Road
 Auburn, Alabama 36830

Sharon Benita Joiner
 8048 Highway 55
 Wilsonville, AL 35186

QUITCLAIM DEED

STATE OF ALABAMA)

:

SHELBY COUNTY)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned, **TONY COHLEY**, as Trustee of the **SHARON BENITA JOINER THIRD PARTY SUPPLEMENTAL NEEDS TRUST**, dated 27th day of July, 2018, as amended and/or restated from time to time (collectively, the "Grantor"), the Grantor does hereby remise, release, quitclaim and convey, forever, to **SHARON BENITA JOINER**, an unmarried women, individually, the (the "Grantee") all of Grantor's right, title, interest and claim, including any life estate interest, if any, in or to the following described property situated in Shelby County, Alabama (the "Property"), to-wit:

A parcel of land situated in the north half of the southwest quarter of Section 33, Township 19 South, Range 01 East, being more particularly described as follows:

BEGINNING at the southwest corner of the north half of the southwest quarter, said point being a 1/2" rebar; thence North 01° 23' 12" East for a distance of 407.86 feet to a 5/8" rebar; thence North 87° 28' 11" East for a distance of 700.00 feet to a 5/8" rebar; thence North 01° 23' 12" East for a distance of 484.37 feet to a 5/8" rebar on the southern right of way of Shelby County Highway 450 (AKA Rock School Road)(60' Right Of Way), said point being on a curve to the right with a radius of 255.97 feet, with a chord bearing of South 73° 56' 01" East with a chord distance of 41.73 feet; thence along said right of way, along the arc of said curve for a distance of

41.78 feet to a point on a reverse curve to the left having a radius of 249.60 feet, with a chord bearing of South 88° 44' 20" East and a chord distance of 166.48 feet; thence along the arc of said curve for an arc distance of 169.73 feet; thence North 71° 53' 23" East for a distance of 449.75 feet to a point on a curve to the right having a radius of 589.74 feet and a chord bearing of North 78° 43' 25" East with a chord distance of 134.17 feet; thence along the arc of said curve for an arc distance of 134.46 feet; thence North 83° 30' 28" East for a distance of 141.50 feet to the intersection of Shelby County Highway 55 (80' right of way) and said Shelby County Highway 450, said point being on a curve to the right having a radius of 2249.37 feet and a chord bearing of South 02° 11' 10" East with a chord distance of 280.10 feet; thence leaving said Highway 450, along the arc of said curve, along said Highway 55 an arc distance of 280.28 feet to a point on a compound curve to the right having a radius of 1269.81 feet and a chord bearing of South 12° 16' 03" West with a chord distance of 364.20 feet; thence along the arc of said curve for an arc distance of 364.20 feet; thence South 21° 13' 37" West for a distance of 420.19 feet to a 1/2" rebar; thence leaving said right of way South 88° 39' 47" West for a distance of 107.49 feet to a 5/8" rebar; thence South 89° 02' 24" West for a distance of 133.51 feet to a 5/8" rebar; thence South 89° 41' 52" West for a distance of 416.99 feet to a nail in a fence post; thence South 84° 06' 58" West for a distance of 152.21 feet; thence South 86° 12' 41" West for a distance 600.67 feet to the POINT OF BEGINNING of the parcel herein described. Said parcel containing 24.60 Acres, more or less;

together with all and singular the buildings, structures, fixtures, and other improvements thereon and all easements, licenses, privileges, hereditaments and appurtenances thereunto belonging or in any way appertaining thereto.

This conveyance is expressly subject to the following:

1. Ad valorem taxes, special taxes, fire district assessments, library assets and other assessments for the current year, and all subsequent years not yet due and payable.
2. Mining and mineral rights not owned by Grantor.
3. All applicable zoning ordinances.

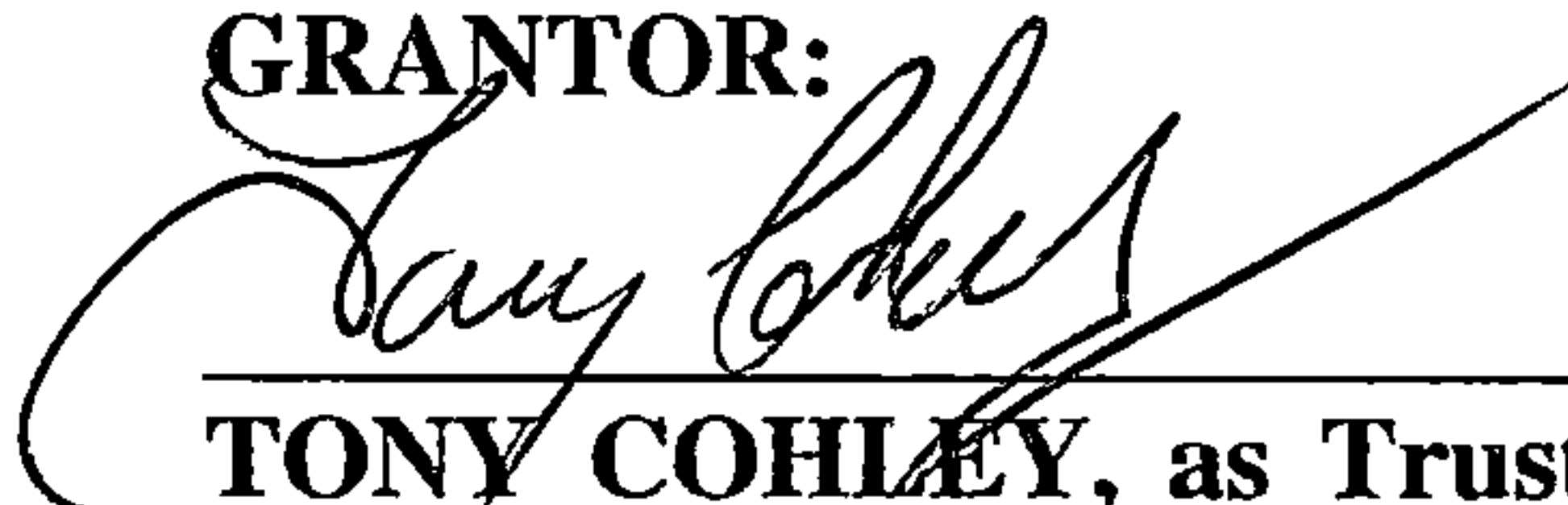
4. Any and all easements, restrictions, covenants, reservations, agreements, rights-of-way and other matters of record.

It is the intent of this Deed to convey all of the interest of Grantor in all of the property owned in Shelby County, Alabama identified as **PARCEL I** on the survey of J. Clayton Lynch dated February 10, 2018, whether or not accurately described herein, to the Grantee. This property is intended to be the same property conveyed by Oscar Allen Bailey and Shirley Sue Bailey, as Trustees of the Oscar Allen and Shirley Sue Bailey Trust, dated August 27, 2013, as amended and/or restated from time to time, to the Trustee of the Sharon Benita Joiner Third Party Supplemental Needs Trust dated July 27, 2018, as amended and/or restated from time to time, and recorded as Instrument No.: 20180817000295150 in the Office of the Judge of Probate of Shelby County, Alabama on August 17, 2018.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns, in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused the due execution of this conveyance as of this 16th day of March, 2020.

GRANTOR:



TONY COHLEY, as Trustee of the Sharon Benita Joiner Third Party Supplemental Needs Trust dated July 27, 2018, as amended and/or restated from time to time

STATE OF ALABAMA)

Calhoun COUNTY)

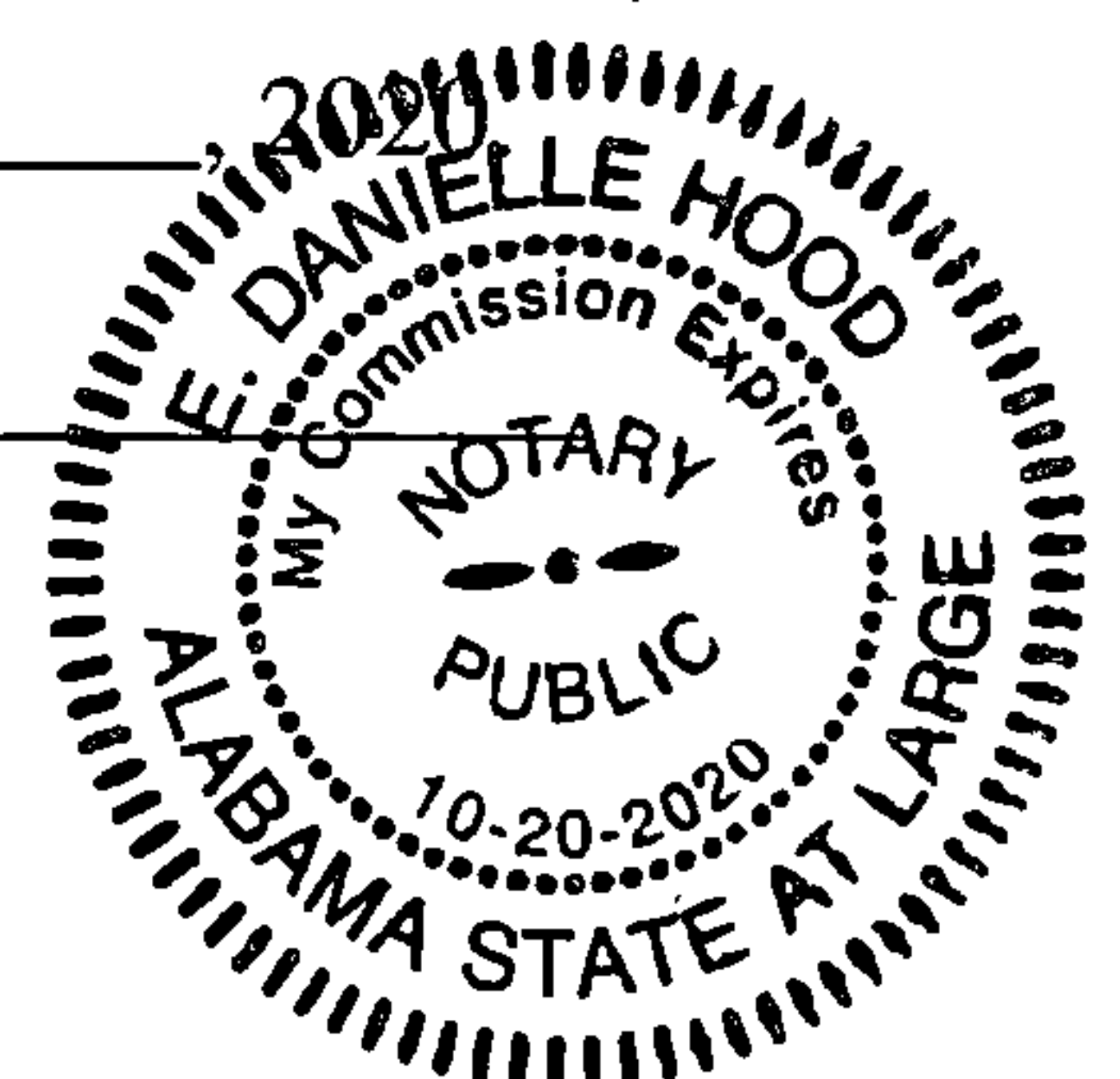
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TONY COHLEY**, whose name is signed to the foregoing instrument as Grantor, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, he, with fully authority, executed the same voluntarily as of the date first above written.

Given under my hand and seal this 16th day of March, 2020

E. Danielle Hood
Notary Public

[SEAL]My Commission Expires: 10/20/2020



Real Estate Sales Validation Form

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

Grantor's Name Tony Cohley, Trustee of the Sharon
Mailing Address Benita Joiner Third Party SNT
8048 Hwy 55
Wilsonville, AL 35186

Grantee's Name Sharon Benita Joiner
Mailing Address 8048 Hwy 55
Wilsonville, AL 35186

Property Address 448 Rock School Road
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____



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Shelby County, AL 06/03/2020
State of Alabama
Deed Tax: \$108.50

or
Actual Value \$ _____

or
Assessor's Market Value \$ 108,240

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 Assessed value of \$4,400 acre*24.6 acres
☐ 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 03/16/2020

Print

Tony Cohley

Sign

[Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1