


20200617000247930 1/4 \$71.50
Shelby Cnty Judge of Probate, AL
06/17/2020 02:40:12 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051**

SEND TAX NOTICE TO:

Nancy Joiner
2975 Joinertown Road
Columbiana, Alabama 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One No/100 Dollars (\$1.00), in hand paid by Grantee herein, the receipt whereof is hereby acknowledged, **Wesley Stephen Joiner, a married man**, (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto **Nancy Joiner, a married woman**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and run North 85 degrees 45 minutes East along the North boundary of said Southeast Quarter of Northeast Quarter 286 feet to the intersection with the East boundary of the right of way of the Columbiana-Chelsea Highway; run thence South 25 degrees 30 minutes East along said boundary of said Highway 400 feet for point of beginning of the lot hereby conveyed; run thence North 63 degrees 15 minutes East 237.6 feet to Bees Wax Creek; run thence down said creek with its meanders South 87 degrees 45 minutes 66 feet; South 16 degrees 15 minutes East 176.7 feet; south 28 degrees 15 minutes West 64.3 feet; South 28 degrees 30 minutes East 78 feet; run thence South 63 degrees 15 minutes West 217.2 feet to the East boundary of the right of way of the Columbiana-Chelsea Highway; run thence North 24 degrees 15 minutes West along said Highway 320.5 feet to point of beginning.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR GRANTOR'S SPOUSE.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

 (Seal)
Wesley Stephen Joiner, a married man

STATE OF ALABAMA

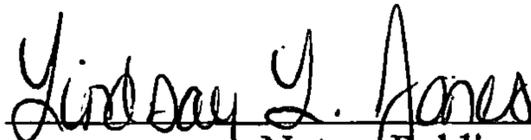
SHELBY COUNTY



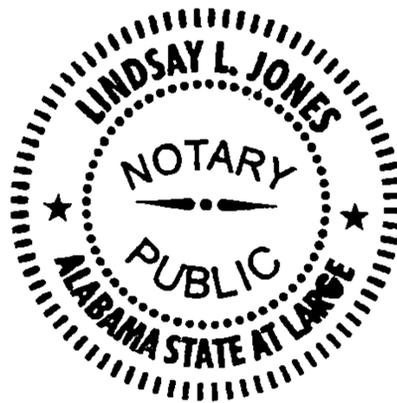
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wesley Stephen Joiner, a married man**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2020.

 (SEAL)
Notary Public

My Commission Expires 07/27/2022



Real Estate Sales Validation Form

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

Grantor's Name Wesley Stephen Joiner
Mailing Address Columbiana-Chelsea Highway
Chelsea, Alabama

Grantee's Name Nancy Joiner
Mailing Address 2975 Joinertown Road
Columbiana, Alabama 35051

See Attachment "A"

Date of Sale 06-16-2020

Total Purchase Price

or

Actual Value

\$

or

Assessor's Market Value \$40,240.00

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

XX Other: Deed

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 June 17, 2020

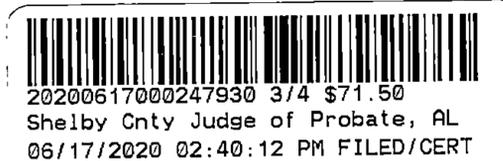
Print Nancy Joiner

Unattested

John M. Stokes (verified by)

Sign Nancy Joiner

(Grantor/Grantee/Owner/Agent) circle one



ATTACHMENT "A"

Commencing at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and run North 85 degrees 45 minutes East along the North boundary of said Southeast Quarter of Northeast Quarter 286 feet to the intersection with the East boundary of the right of way of the Columbiana-Chelsea Highway; run thence South 25 degrees 30 minutes East along said boundary of said Highway 400 feet for point of beginning of the lot hereby conveyed; run thence North 63 degrees 15 minutes East 237.6 feet to Bees Wax Creek; run thence down said creek with its meanders South 87 degrees 45 minutes 66 feet; South 16 degrees 15 minutes East 176.7 feet; south 28 degrees 15 minutes West 64.3 feet; South 28 degrees 30 minutes East 78 feet; run thence South 63 degrees 15 minutes West 217.2 feet to the East boundary of the right of way of the Columbiana-Chelsea Highway; run thence North 24 degrees 15 minutes West along said Highway 320.5 feet to point of beginning.


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State of Alabama
Deed Tax: \$40.50