

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Otis H. Moore Jr.
5065 Old Hwy 280
Stewart AL 35147

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND HUNDRED DOLLARS AND ZERO CENTS (\$5000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jeannine Joiner, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Otis H. Moore Jr. (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A"- Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record

Grantor reserves an easement for ingress and egress across the north 40 feet of described property.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of June 2021.

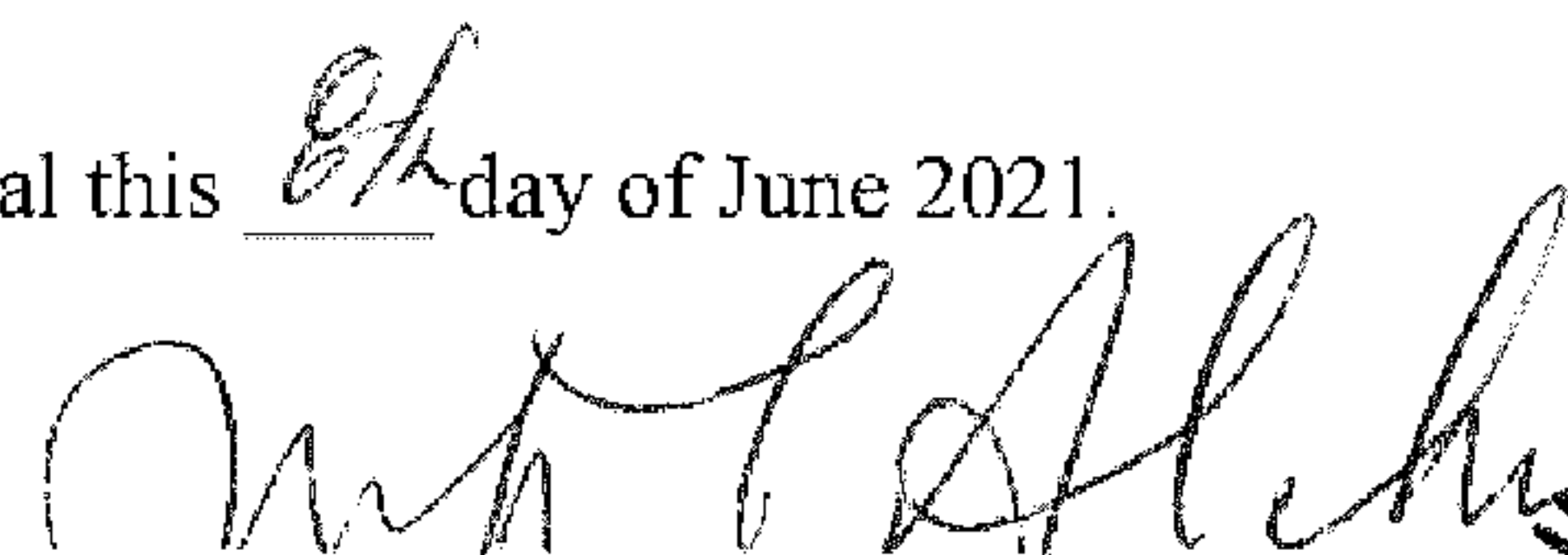


Jeannine Joiner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jeannine Joiner**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June 2021.



Notary Public
My Commission Expires

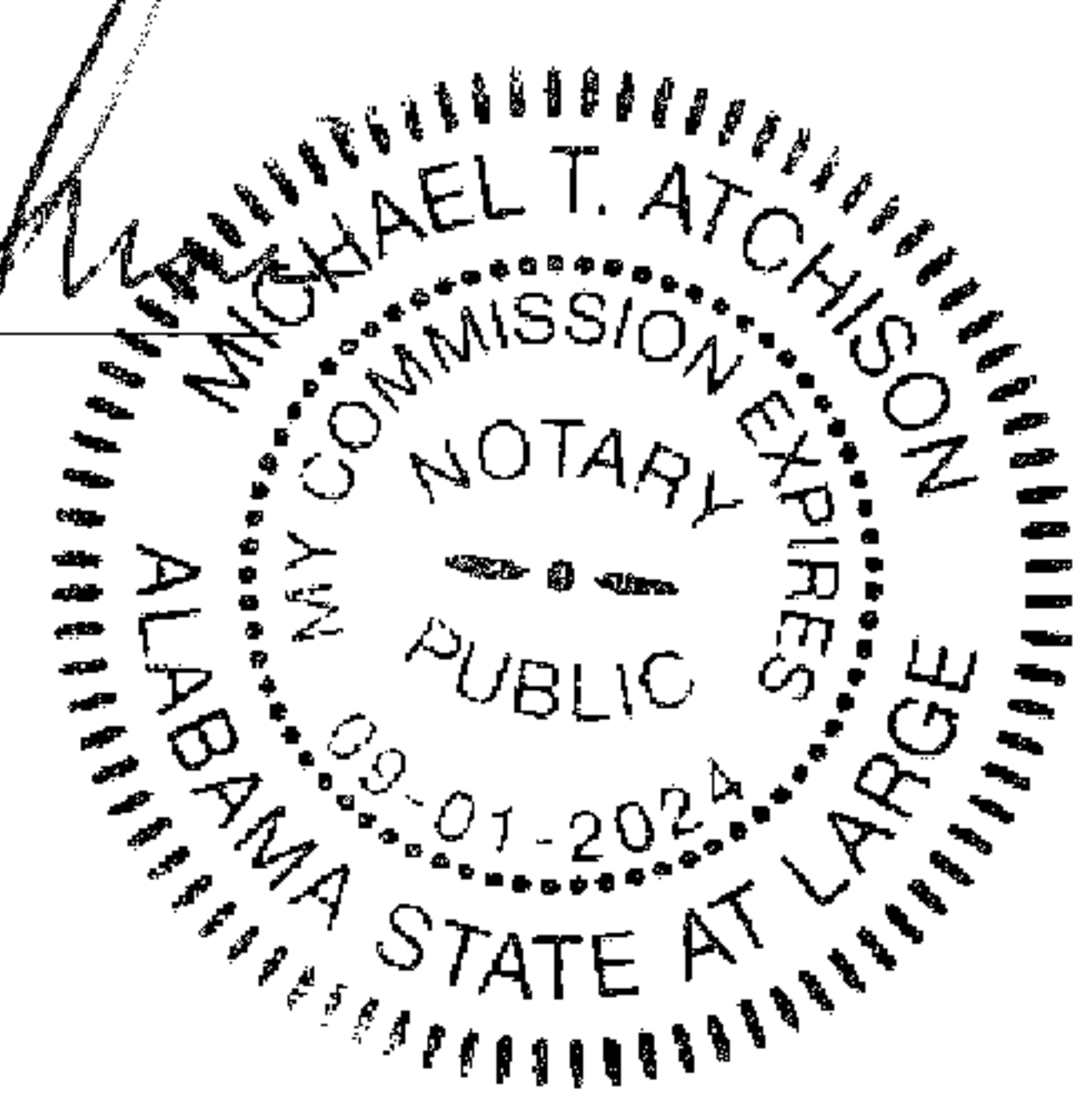


Exhibit "A"- Legal Description

Commence at the NW corner of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama; thence N79°08'46"E for a distance of 106.76' to the Southerly R.O.W. line of Old Highway 280; thence S86°13'56"E and along said R.O.W. line for a distance of 498.89'; thence N89°25'40"E and along said R.O.W. line for a distance of 63.07'; thence S89°56'49"E and along said R.O.W. line for a distance 263.19' to the POINT OF BEGINNING; thence S87°52'26"E and along said R.O.W. line for a distance of 40.00'; thence S00°37'46"E and leaving said R.O.W. line for a distance of 221.74'; thence S87°52'26"E for a distance of 380.96'; thence S00°37'03"E for a distance of 304.02'; thence N88°44'00"W for a distance of 420.75'; thence N00°37'03"W for a distance of 532.08' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Jeanine Turner
Mailing Address 461 Hwy 333
Columbiana AL 35017

Grantee's Name Otis H. Moore Jr
Mailing Address 5665 Old Hwy 280
Stevens AL 35147

Property Address 5665 Old Hwy 280
Stevens AL 35147

Date of Sale 6-8-21
Total Purchase Price \$ 51000⁰⁰
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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 6-8-21

Print Jeanine Turner

Unattested _____

Sign Jeanine Turner

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2021 02:20:40 PM
\$33.00 BRITTANI
20210608000280330

Alvin S. Boyd