

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20211207000582360 1/3 \$39.00
Shelby Cnty Judge of Probate, AL
12/07/2021 12:39:25 PM FILED/CERT

Send Tax Notice to:
Cole Joiner
Kayla Joiner

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration **TEN THOUSAND DOLLARS AND NO CENTS (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Emily Ann Archer, a married woman, Ryan Scott Best, a married man, and Tabetha Grider, a married woman* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Cole Joiner and Kayla Joiner* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Exhibit “A”- Legal Description

SUBJECT TO:

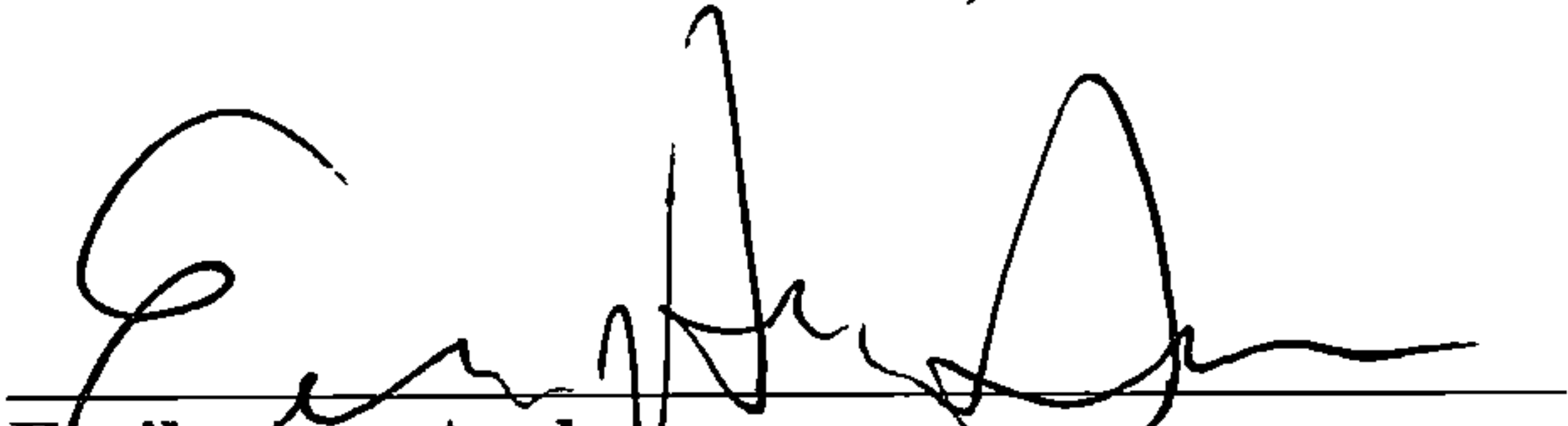
- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record.

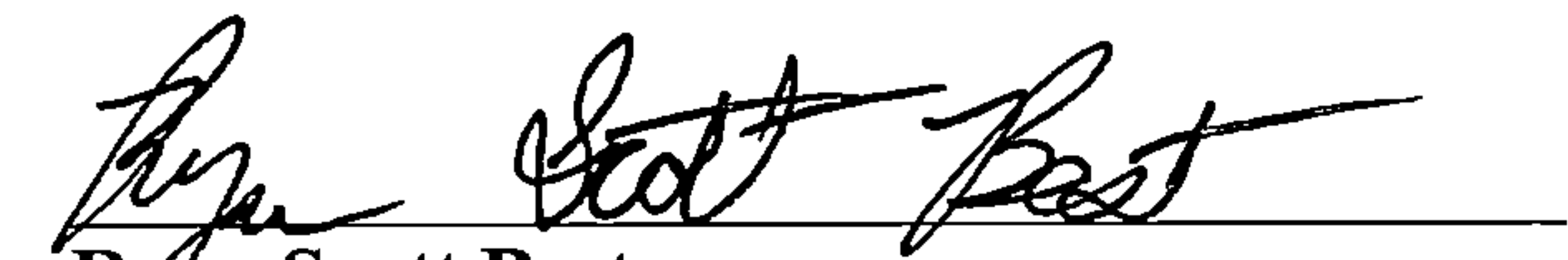
The Grantors herein are all the heirs at law of Thomas L. Best, having died November 30th, 2018

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 3 day of December 2021.


Emily Ann Archer

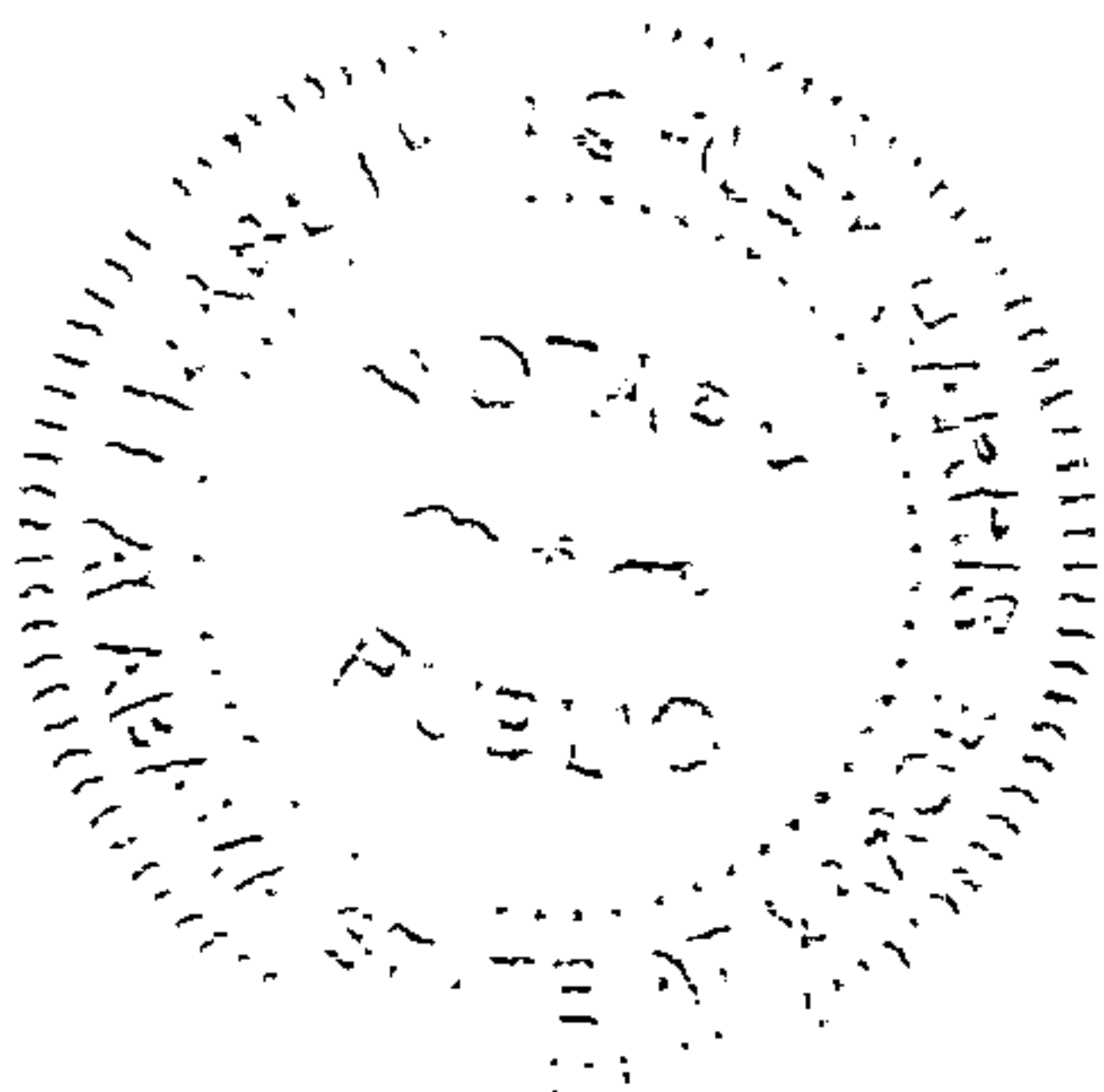

Ryan Scott Best

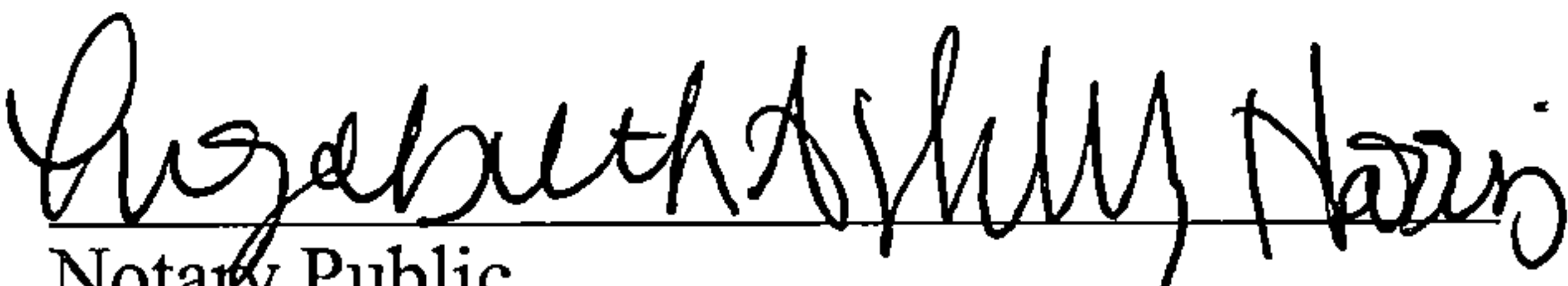

Tabetha Grider

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify *Emily Ann Archer, Ryan Scott Best and Tabetha Grider*, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of December 2021.




Notary Public
My Commission Expires: ~~9/1/2024~~

My Commission Expires August 15, 2023

Shelby County, AL 12/07/2021
State of Alabama
Deed Tax: \$10.00

EXHIBIT A – LEGAL DESCRIPTION

A part of the NW ¼ of NW ¼, Section 16, Township 21, Range 1 West, described as follows: Begin at a point where the Northern boundary of said Quarter-Quarter Section is intersected by the Northernmost right-of-way line of the Joinertown paved highway, and run thence in a Southeasterly direction along said highway right of way a distance of 340 feet to a point; thence turn to the left and run Northeasterly to a point on the Northern boundary of said Quarter-Quarter Section which is 340 feet from the point of beginning; thence turn to the left and run Westerly along the Northern boundary of said Quarter-Quarter Section 340 feet to the point of beginning. Situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Emily Ann Archer
Ryan Scott Best
Mailing Address Tabetha Grider
1377 Kensington Blvd
Calera, AL 35040

Grantee's Name Cole Joiner
Kayla Joiner
Mailing Address 3266 Joinertown Rd
Columbiana, AL 35051

Property Address 3271 Joinertown Rd
Columbiana, AL 35051

Date of Sale 12/3/2021
Total Purchase Price \$ 10,000.00
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
☒ 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 12-7-21

Print _____

Unattested

Sign

Kayla M Joiner

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1