

This Instrument Prepared by:
Kim McConnell
2233 2nd Avenue North
Birmingham, AL 35203

Send Tax Notice To:
Matthew Joiner
Christine Joiner
633 Ridge View Trail
Pelham, AL 35124

WARRANTY DEED (Joint with Right of Survivorship)

State of Alabama
Shelby County

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Matthew K. Joiner and Christine Rau Joiner, a married couple (herein referred to as grantor), do grant, bargain, sell and convey unto Matthew K. Joiner and Christine Rau Joiner (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 412, according to the Survey of Wild Timber Phase 4, as recorded in Map Book 37, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

This deed is being executed solely for the purpose of changing the form of ownership from tenants in common to joint tenants with right of survivorship

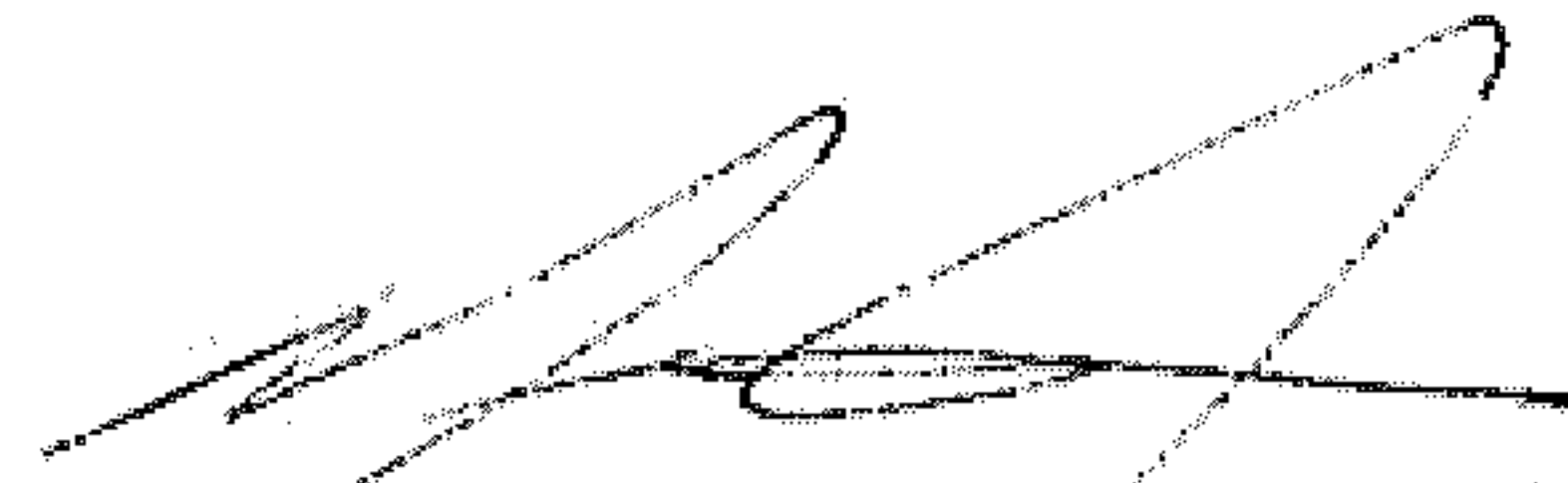
Christine A. Rau, grantee in that deed recorded in Instrument #20131003000396980, is one and the same person as Christine Rau Joiner herein.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to 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, 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
18th day of November, 2021.



Matthew K. Joiner



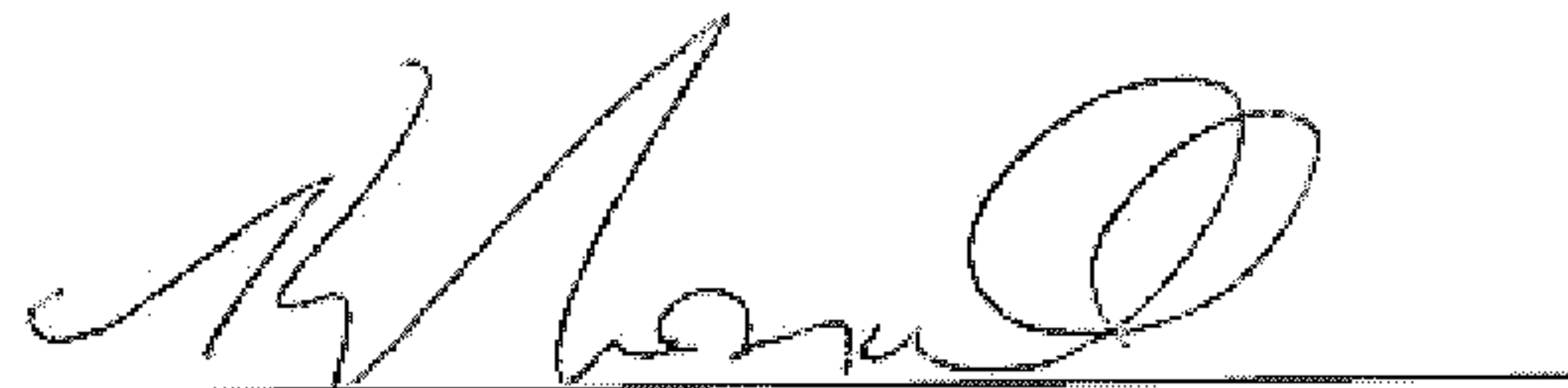
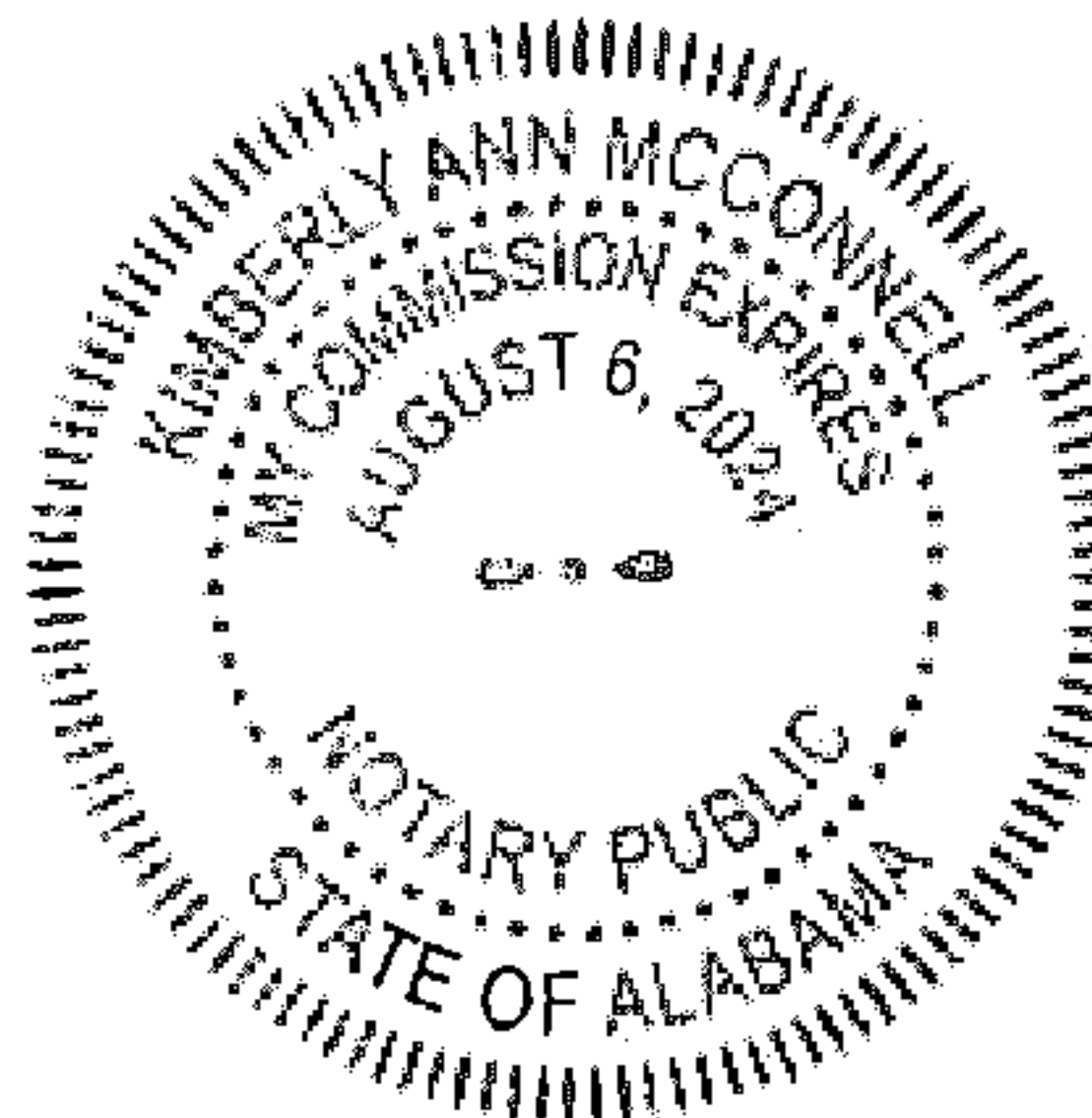
Christine Rau Joiner

General Acknowledgment

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Matthew K. Joiner and Christine Rau Joiner 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 18th day of November 2021.



Notary Public

My commission expires: 8/6/24

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2022 08:06:31 AM
\$379.00 BRITTANI
20220112000013630

20220112000013630 01/12/2022 08:06:31 AM DEEDS 3/3

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Matthew K. & Christine Rau Joiner
Mailing Address 633 Ridge View Trail
Pelham, AL 35124

Grantee's Name Matthew K. Joiner & Christine Rau Joiner
Mailing Address 633 Ridge View Trail
Pelham, AL 35124

Property Address 633 Ridge View Trail
Pelham, AL 35124

Date of Sale 11/18/2021
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 350,000.00

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
☐ 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 11/18/2021

Print Kim McConnell

☐ Unattested

(verified by)

Sign *Kim McConnell*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1