

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



20220413000152260 1/3 \$101.00
Shelby Cnty Judge of Probate, AL
04/13/2022 11:33:51 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Leonard L. Joiner and Jane M. Joiner, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Sharon Kines Joiner (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A part of Lot 3 according to the survey of Hilry King (or Lewis H. King, Jr.) more particularly described by metes and bounds as follows:

Commence at the NE corner of Section 11, Township 21 South, Range 2 West, and run westerly along the north boundary of said Section a distance of 587.06 feet to a point; thence turn an angle of 93 deg. 11 min. 38 sec. to the left and run southerly a distance of 692.00 feet to the point of beginning; thence continue along last described course a distance of 628.62 feet to a point on the South boundary line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 11; thence turn an angle of 87 deg. 16 min. 17 sec. to the left and run easterly along said south boundary of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 380.00 feet to a point; thence turn an angle of 92 deg. 44 min. 16 sec. to the left and run northerly a distance of 625.54 feet to a point; thence turn left and run westerly a distance of 376.75 feet, more or less, to the point of beginning.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and her heirs and assigns that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and her heirs and assigns forever against the lawful claims of all

Shelby County, AL 04/13/2022
State of Alabama
Deed Tax: \$73.00

persons.



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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
13th day of April, 2022.

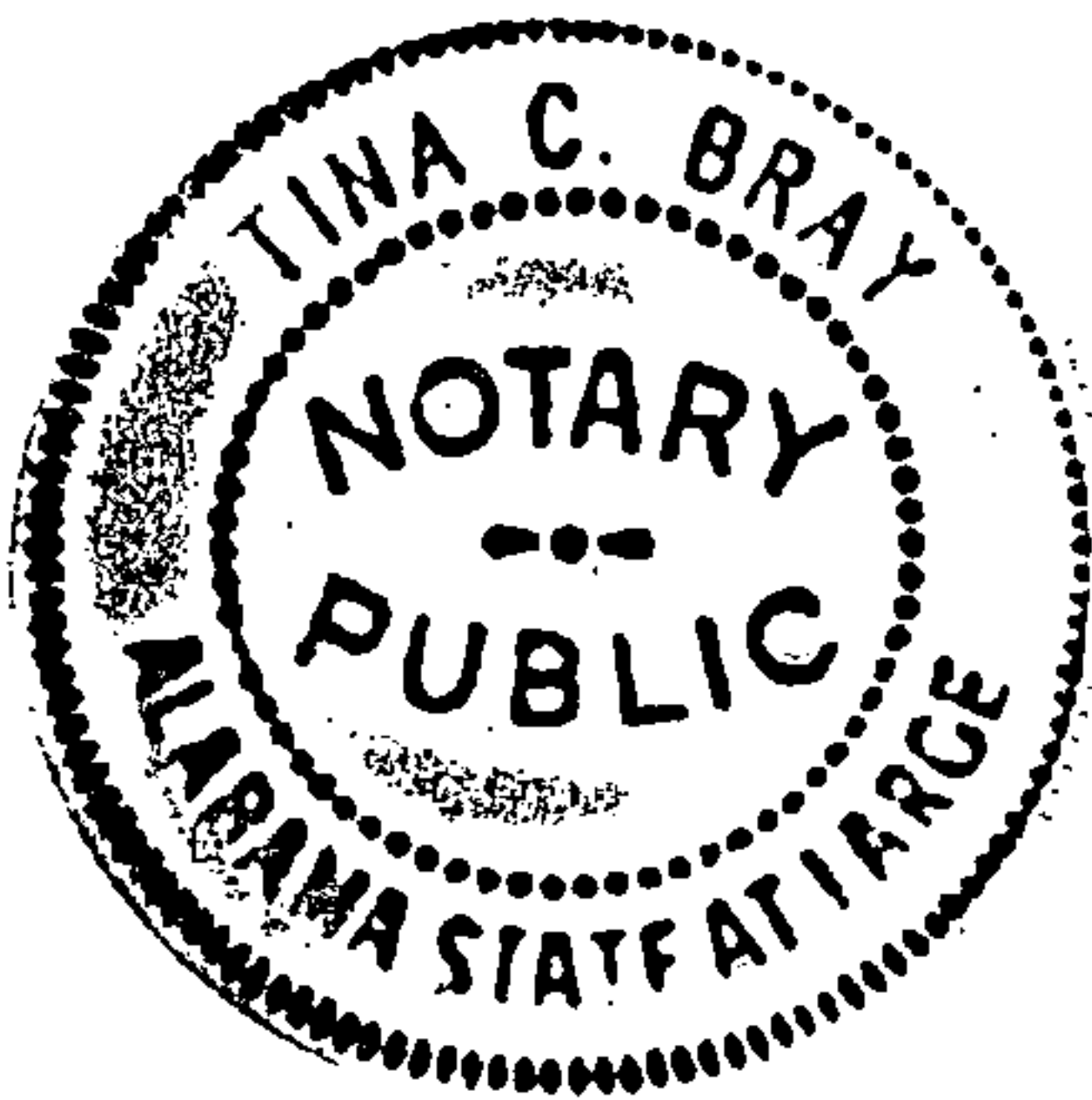
Leonard L. Joiner
Leonard L. Joiner

Jane M. Joiner
Jane M. Joiner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard L. Joiner and Jane M. 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 13th day of April, 2022.



Tina C. Bray
Notary Public

My commission expires: 8-6-2023

Real Estate Sales Validation Form

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

Grantor's Name Leonard L. Joiner & Jane M. Joiner
Mailing Address 277 Hwy 331
Columbiana, AL 35051

Grantee's Name Sharon Kines Joiner
Mailing Address 7152 Joinertown Road
Columbiana, AL 35051

Property Address Joinertown Road
Columbiana, AL 35051

Date of Sale 4-13-2022
Total Purchase Price \$

or
Actual Value \$72,770.00
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 assessor's current market value

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 4-13-2022

Print Leonard L. Joiner

Sign

Leonard L. Joiner

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



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