



20220817000322540 1/2 \$86.50  
Shelby Cnty Judge of Probate, AL  
08/17/2022 10:20:45 AM FILED/CERT

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

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

**STATUTORY WARRANTY DEED - JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Clarence Henry Joiner, aka Clarence H. Joiner, deceased, Case No. PR-2022-000073 in the Probate Court of Shelby County, Alabama, the undersigned Johnny Joiner, personal representative of said estate (herein referred to as GRANTOR) in accordance with the laws of intestate succession of Alabama, does grant, bargain, sell and convey to Johnny R. Joiner and Marcia K. Joiner, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

Lot No. 15-B of a Resubdivision of Lot 15 Lay Lake Farm Estates, as shown by map recorded in Map Book 20, page 59, in the Probate Records of Shelby County, Alabama.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record, including those shown on said plat and the deed recorded in Real Book 144, Page 925, the Probate Office of Shelby County, Alabama.

Clarence H. Joiner was the surviving grantee named in the deed recorded in Real Book 144, Page 925, in the Probate Office of Shelby County, Alabama, the other grantee, Nelda G. Joiner, having died prior to Clarence H. Joiner while married to him.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this 17<sup>th</sup> day of August, 2022.

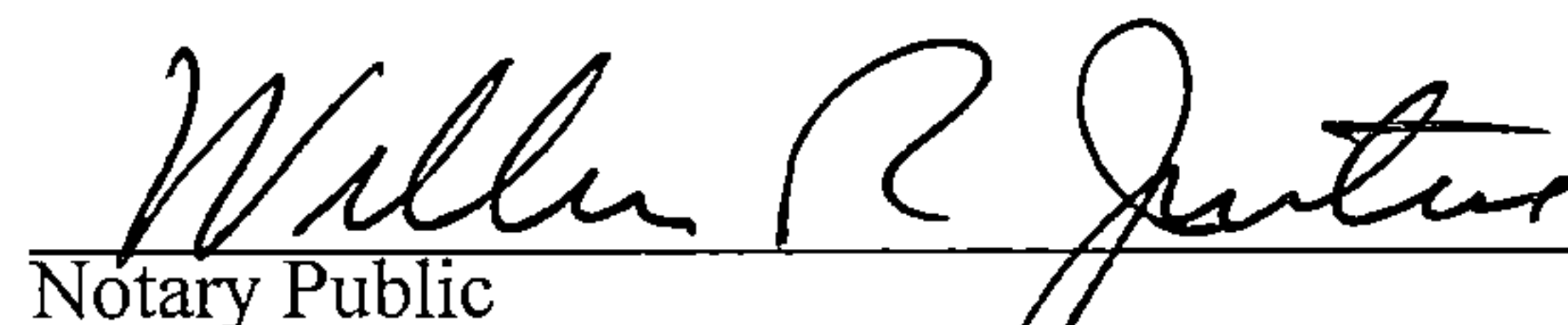
  
Johnny Joiner as personal representative

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny Joiner, whose name as personal representative of the estate of Clarence Henry Joiner, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of August, 2022.



  
Notary Public  
My commission expires 9/12/23

Shelby County, AL 08/17/2022  
State of Alabama  
Deed Tax: \$60.50

## Real Estate Sales Validation Form

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

Grantor's Name Clarence H. Joiner Estate  
Mailing Address 25377 Hwy 145  
Columbiana, AL 35051

Grantee's Name Johnny R. Joiner & Marcia K. Joiner  
Mailing Address 25377 Hwy 145  
Columbiana, AL 35051

Property Address 177 Wakota Trail  
Wilsonville, AL 35186

Date of Sale 8-17-22

Total Purchase Price \$

or

Actual Value \$ 60,260

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 8-17-22

Print Johnny Joiner

Sign Johnny Joiner

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1