

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: s-23-28888

Send Tax Notice To: Steven Joseph Joiner

310 Country Dr
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Seven Thousand Dollars and No Cents (\$307,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael Shane Joiner and Shannon Joiner, as husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven Joseph Joiner**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$245,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 person.

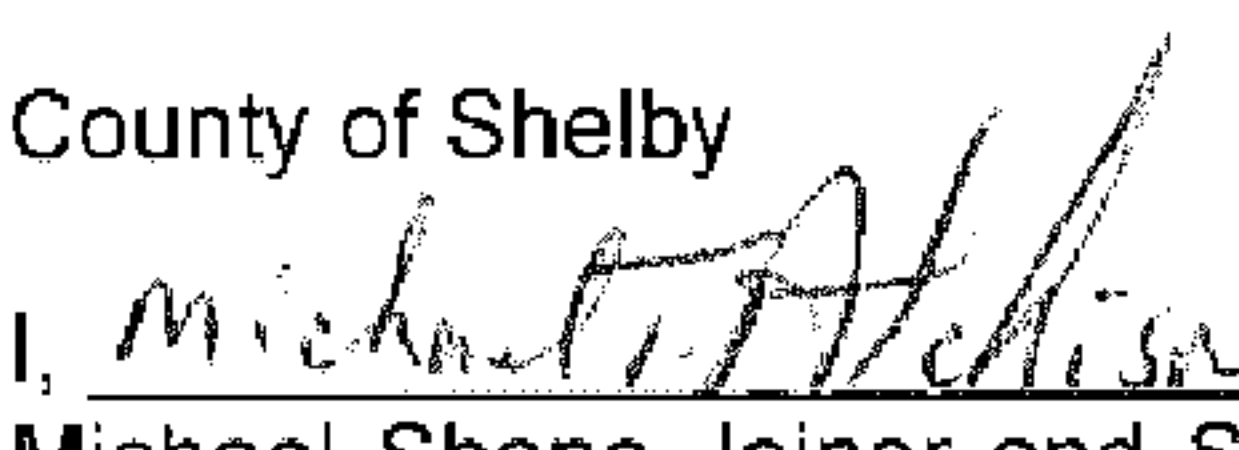
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of February, 2023.


Michael Shane Joiner

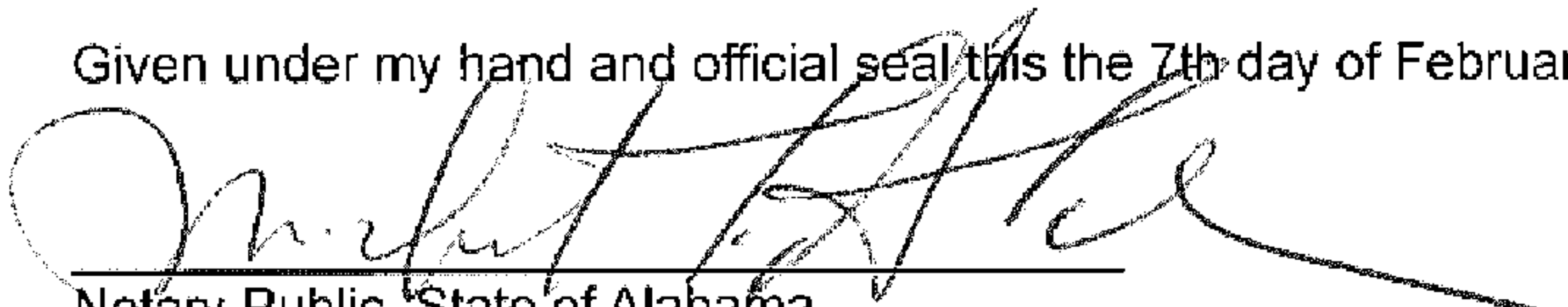

Shannon Joiner

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Michael Shane Joiner and Shannon Joiner, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of February, 2023.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

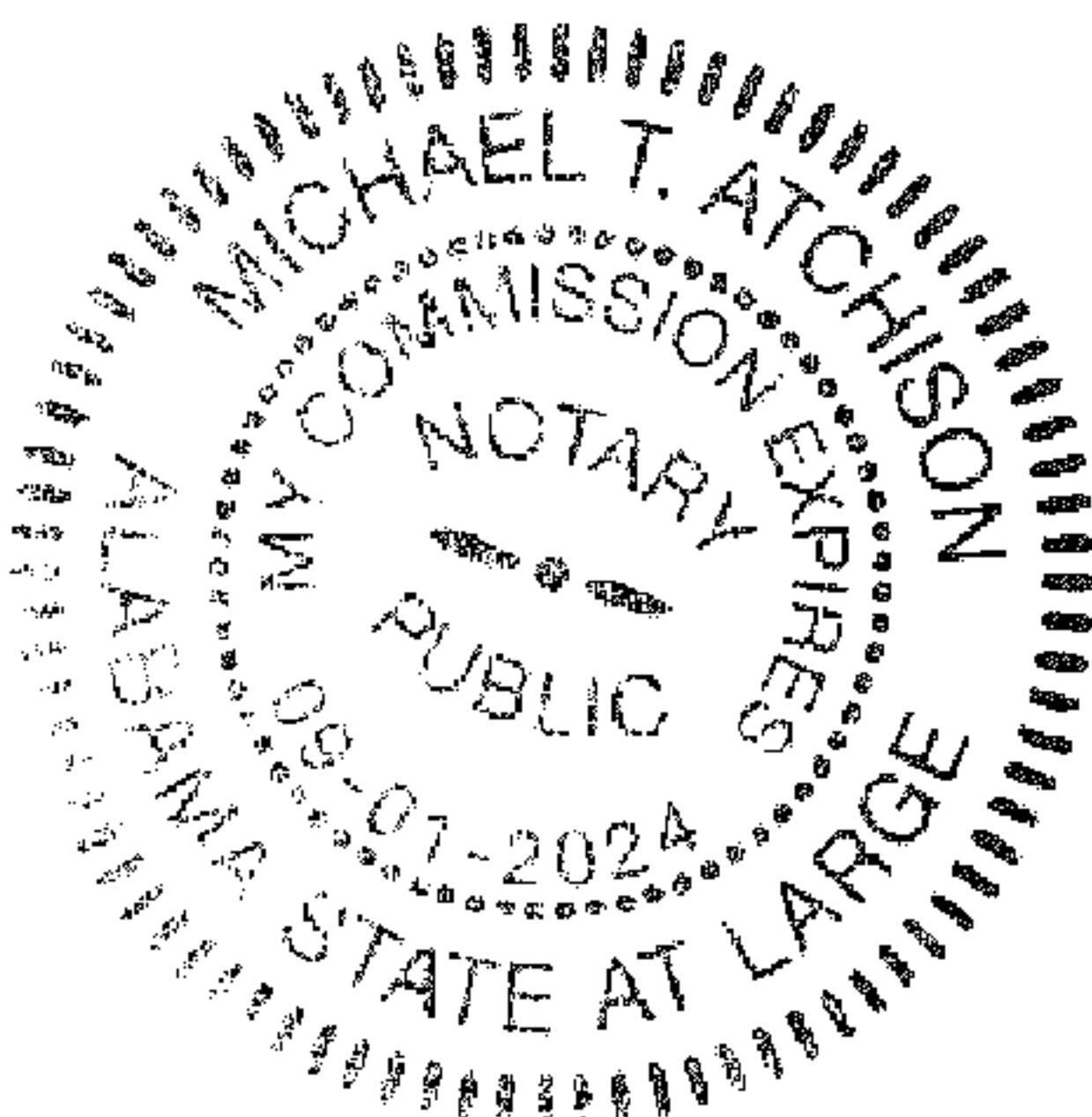


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ on a bearing of South 88 degrees 38 minutes 57 seconds West a distance of 1052.08 feet to the POINT OF BEGINNING of the parcel herein described; thence continue in a westerly direction along the northern boundary of Section 16 a distance of 400 feet to a point; thence turn an angle of 90 degrees to the left and run southerly 500 feet, more or less, to a point on the southeastern boundary of Grantor's property; thence turn to the left and run in a northeasterly direction along the southeastern boundary of Grantor's property to point of beginning. Situated in Shelby County, Alabama.

ALSO, an easement for ingress and egress and installation of utilities 20' in width, the centerline of which is the centerline of existing unpaved drive leading from Shelby County Highway No. 34 and Noma Drive in a northerly and northeasterly direction to the Southwest corner of subject property.

Being one and the same as Lot 1, according to the survey of Joiner Town Family Subdivision, as recorded in Map Book 31, Page 116, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Michael Shane Joiner Shannon Joiner	Grantee's Name	Steven Joseph Joiner
Mailing Address	<u>259 Country Drive</u> <u>Columbiana AL 35051</u>	Mailing Address	<u>310 Country Drive</u> <u>Columbiana AL 35051</u>
Property Address	<u>310 Country Dr.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>February 07, 2023</u>
		Total Purchase Price	<u>\$307,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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	☐	Appraisal
☒	Sales Contract	☐	Other
☐	Closing Statement		

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 of 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 January 30, 2023

Print Michael Shane Joiner

Unattested

Sign Michael Shane Joiner
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2023 10:45:10 AM
\$89.50 JOANN
20230208000032600



Form RT-1

Allen S. Bayl