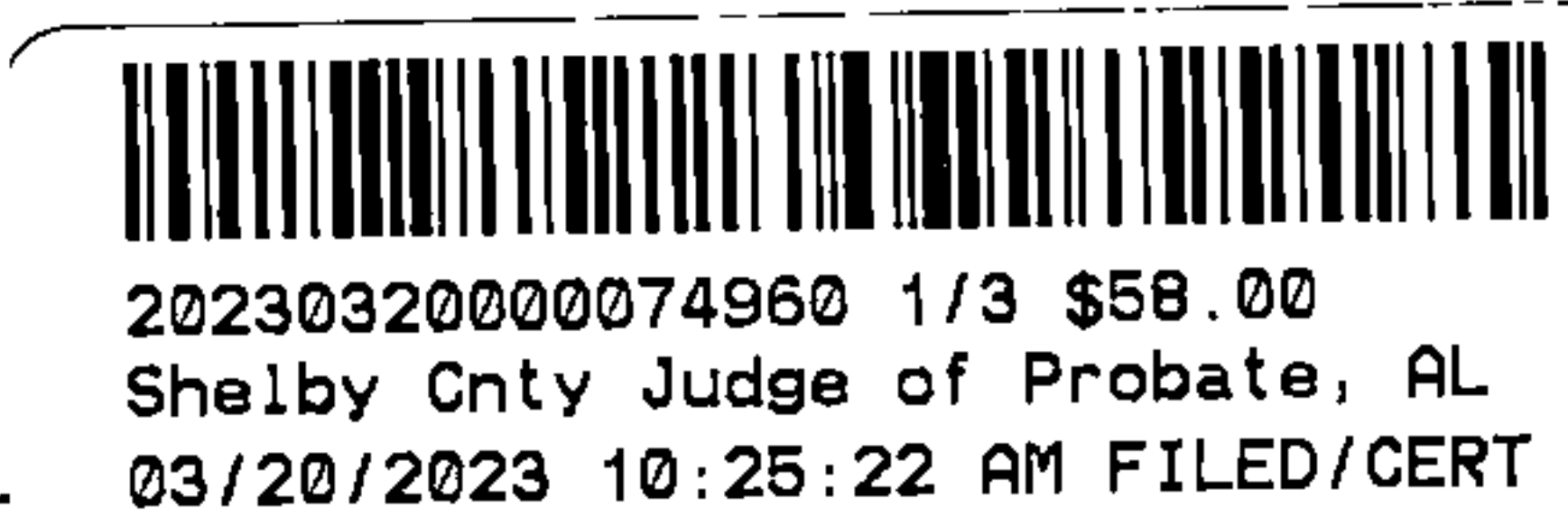


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Daniel E. Joiner**  
**Kimberly C. Joiner**



**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$30,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Gene Joiner, a single man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **Daniel E. Joiner and Kimberly C. Joiner** (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT “A” LEGAL DESCRIPTION**

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead for the Grantor herein or his spouse if any.  
The Grantor herein is the surviving grantee in Instrument No. 20110811000235900. The other grantee Sharon Joiner is deceased, having died *February 25, 2018*.

**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, 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 *20th* day of March 2023.

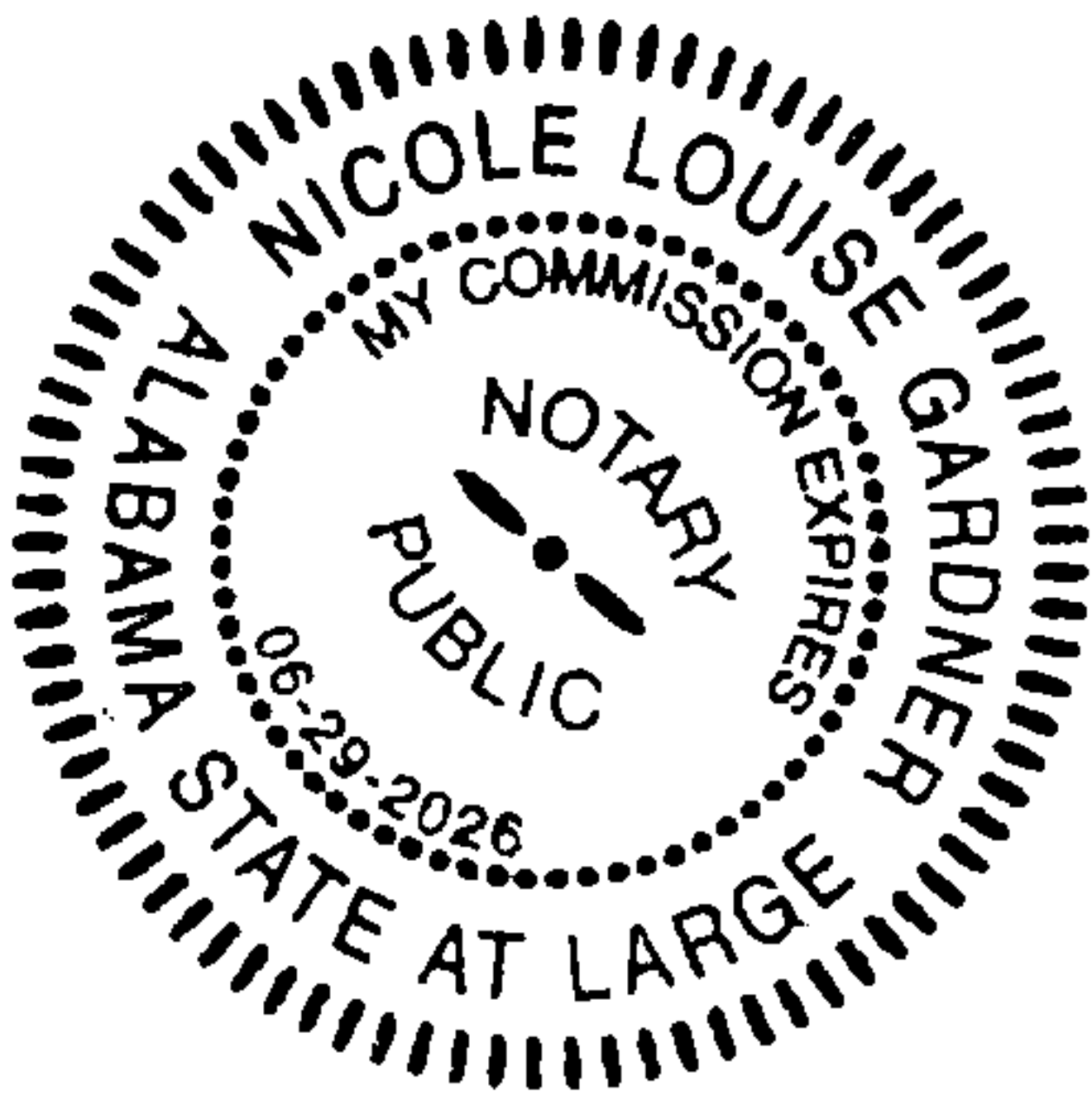
\_\_\_\_\_  
**Gene Joiner**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Emory Eugene Joiner** whose name 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *20th* day of March 2023.

*Nicole Louise Gardner*  
\_\_\_\_\_  
Notary Public  
My Commission Expires *6-29-26*



Shelby County, AL 03/20/2023  
State of Alabama  
Deed Tax: \$30.00





Exhibit "A"- Legal Description

A part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 21, Range 1 West, more particularly described as follows: Commence at a point where the northern boundary of the Joinertown Road is intersected by the Western most boundary of a spring branch and run thence in a Northwesterly direction along the Northern edge of the pavement of the Joinertown Road a distance of 660 feet, more or less, to a point where the same intersects the Southeastern edge of the driveway leading to the Noma Joiner residence for point of beginning; thence turn to the right and run in a Northeasterly direction along the Easternmost edge of said driveway a distance of 475 feet to a point; thence turn to the left and run westerly parallel with the northern boundary of the Joinertown Road a distance of 15 feet, more or less, to a point on the western boundary of said driveway for the point of beginning of the lot herein conveyed; thence turn to the right and run along the western edge of said driveway a distance of 300 feet to a point; thence turn to the left and run westerly and northwesterly parallel with the northern boundary of said Joinertown Road a distance of 290.4 feet to a point; thence turn to the left and run Southerly parallel with the westernmost edge of said driveway which forms the eastern boundary of the property herein conveyed, a distance of 300 feet to a point; thence turn to the left and run easterly 290.4 feet to point of beginning, containing 2 acres, more or less.

**PARCEL "C"**

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 deg. 38 min. 57 sec. West a distance of 1052.08 feet; thence South 88 deg. 52 min. 50 sec. West a distance of 241.08 feet; thence South 88 deg. 58 min. 22 sec. West a distance of 1013.94 feet to the POINT OF BEGINNING of the parcel herein described; thence continue along last described course a distance of 335.01 feet; thence South 89 deg. 13 min. 30 sec, West a distance of 210.15 feet; thence South 34 deg. 05 sec. 32 sec. West a distance of 455.66 feet to the Northwesterly corner of Ruby Joiner's property as recorded in Deed Book 292, Page 206; thence South 60 deg. 10 min. 08 sec. East a distance of 290.40 feet to the Northeasterly corner of said property; thence North 45 deg. 57 min. 04 sec. East a distance of 763.23 feet to the Point of Beginning. Said parcel containing 4.81 acres more or less.

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Easement:

**AN INGRESS AND EGRESS EASEMENT**

An ingress and egress easement situated in the N  $\frac{1}{2}$  of Section 16, Township 21 South, Range 1 West to the parcel as described in Deed Book 191, Page 206 in the office of the Judge of Probate, Shelby County Alabama and being more particularly described as follows:

The easterly 25 feet of a tract of land as described in Deed Book 289, Page 620 as recorded in the office of the Judge of Probate, Shelby County, Alabama.

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Subject to easement

Grantor reserves easement for ingress/egress and utilities



# Real Estate Sales Validation Form

20230320000074960 3/3 \$58.00  
Shelby Cnty Judge of Probate, AL  
03/20/2023 10:25:22 AM FILED/CERT

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

Grantor's Name Gene Joiner  
Mailing Address 3074 Joiner Town Rd  
Columbiana, AL 35051

Grantee's Name Daniel E Joiner  
Mailing Address 423 Noma Drive  
Columbiana, AL 35051

Property Address acreage

Date of Sale 3-20-23  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 30,000

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 3-20-23

Print Gene Joiner

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1