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

20230320000074970 1/3 $129.00
Shelby Cnty Judge of Probate, AL
03/20/2023 10:25:23 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THOUSAND SEVEN HUNDRED SIXTY DOLLARS AND ZERO CENTS ($100,760.00),** and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Emory Eugene Joiner, a Single man*** **(herein referred to as *Grantors*),** grant, bargain, sell and convey unto, ***Daniel E. 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.

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.

Emory Eugene Joiner
Emory Eugene 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 L Gardner
Notary Public
My Commission Expires 10-29-26

NICOLE LOUISE GARDNER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 08-29-2026

Shelby County, AL 03/20/2023
State of Alabama
Deed Tax:$101.00

20230320000074970 2/3 $129.00
Shelby Cnty Judge of Probate, AL
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Exhibit "A"- Legal Description

PARCEL "D"
Commence at the NE Corner of the NE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the North Line of said 1/4-1/4 on a bearing of S 88deg-38'-57" W a distance of 1052.08'; thence S 88deg-52'-50" W a distance of 241.08'; thence S 88deg-58"-22" W a distance of 1348.95'; thence S 89deg-13'-30" W a distance of 210.15' to the POINT OF BEGINNING of the parcel herein described; thence continue along last described course a distance of 1482.65'; thence S 00deg-00'-58" E a distance of 465.76' to the Northeasterly ROW of Shelby County Highway # 34/Joinertown Road (80'Row); thence S 61deg-25'-36" E and along said ROW a distance of 179.71' to the Southwesterly Corner of Gene Joiner's property as recorded in Deed Book 267, Page 3, said point being the centerline of Bush Prong Creek; thence along the center of said meandering creek on bearings of N 36deg-07'-47" E a distance of 58.01'; thence N 20deg-00'-15" E a distance of 46.13'; thence N 30deg-57'-00" E a distance of 91.43' to the Northwesterly Corner of said property; thence leaving said creek on a bearing of S 62deg-03'-29" E a distance of 276.60' to the Northwesterly Corner of Solon Joiner's property as recorded in Deed Book 286, Page 687; thence S 57deg-44'-49" E a distance of 396.99'; to the Northeasterly Corner of said property, said corner also being on the Northwesterly line of Nona Joiner's property as recorded in Deed Book 289, Page 620; thence N 54deg-07'-34" E a distance of 203.90'; thence N 60deg-10'-08" W a distance of 105.40' to the Southwesterly Corner of Ruby Joiner's property as recorded in Deed Book 292, Page 206; thence N 54deg-07'-34" E distance of 300.00' to the Northwesterly Corner of said property; thence N 34deg-05'-32" E a distance of 455.66' to the Point of Beginning. Said parcel Containing 15.80 Acres more or less.

20230320000074970 3/3 $129.00
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Real Estate Sales Validation Form

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

Grantor's Name: Emory Eugene Joiner
Mailing Address: 3094 Joinertown Rd
Columbiana, AL 35051

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

Property Address: 423 Noma Drive
Columbiana, AL 35051

Date of Sale: 3-20-23

Total Purchase Price: $

or

Actual Value: $

or

Assessor's Market Value: $ 100,760.00

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 3-20-23

Print Emory Eugene Joiner

___ Unattested _____ (verified by)

Sign Emory Eugene Joiner (Grantor/Grantee/Owner/Agent) circle one

Form RT-1