


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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Larry Hollis

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20240103000000190 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
01/03/2024 08:32:59 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Clyde R. Joiner Jr. and wife, Vicky S. Joiner*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Larry Hollis and Kathryn Hollis, as joint tenants with right of survivorship*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See attached Exhibit “A” for Legal Description

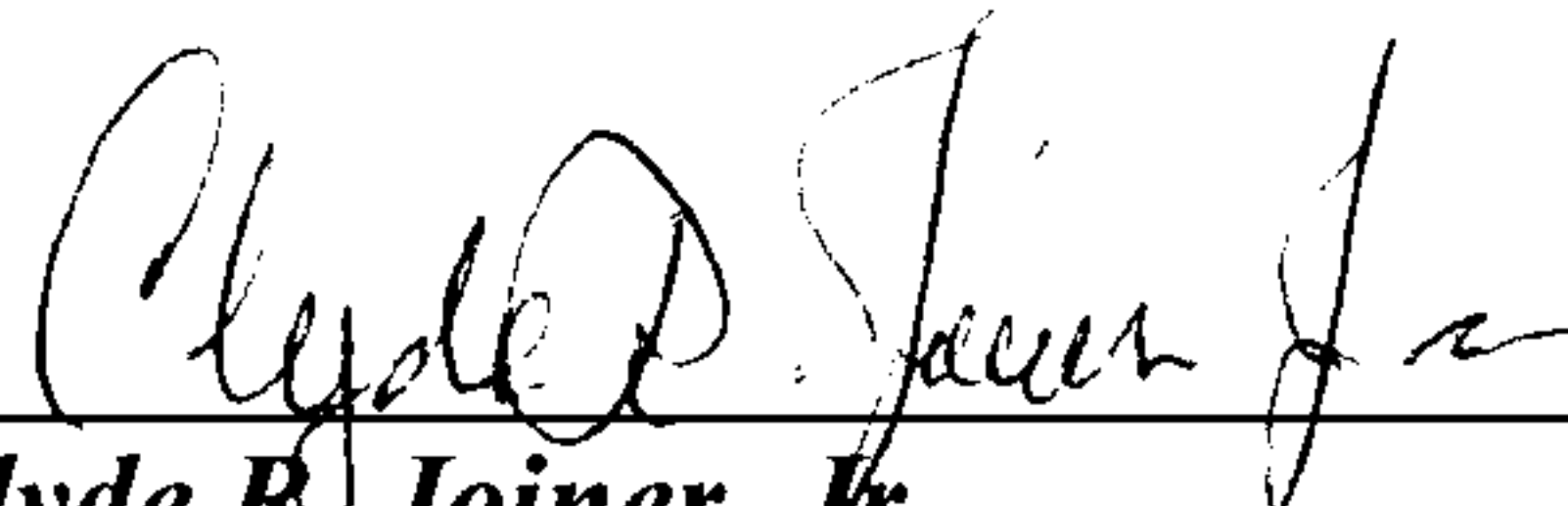
SUBJECT TO:


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

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 28th day of December 2023.

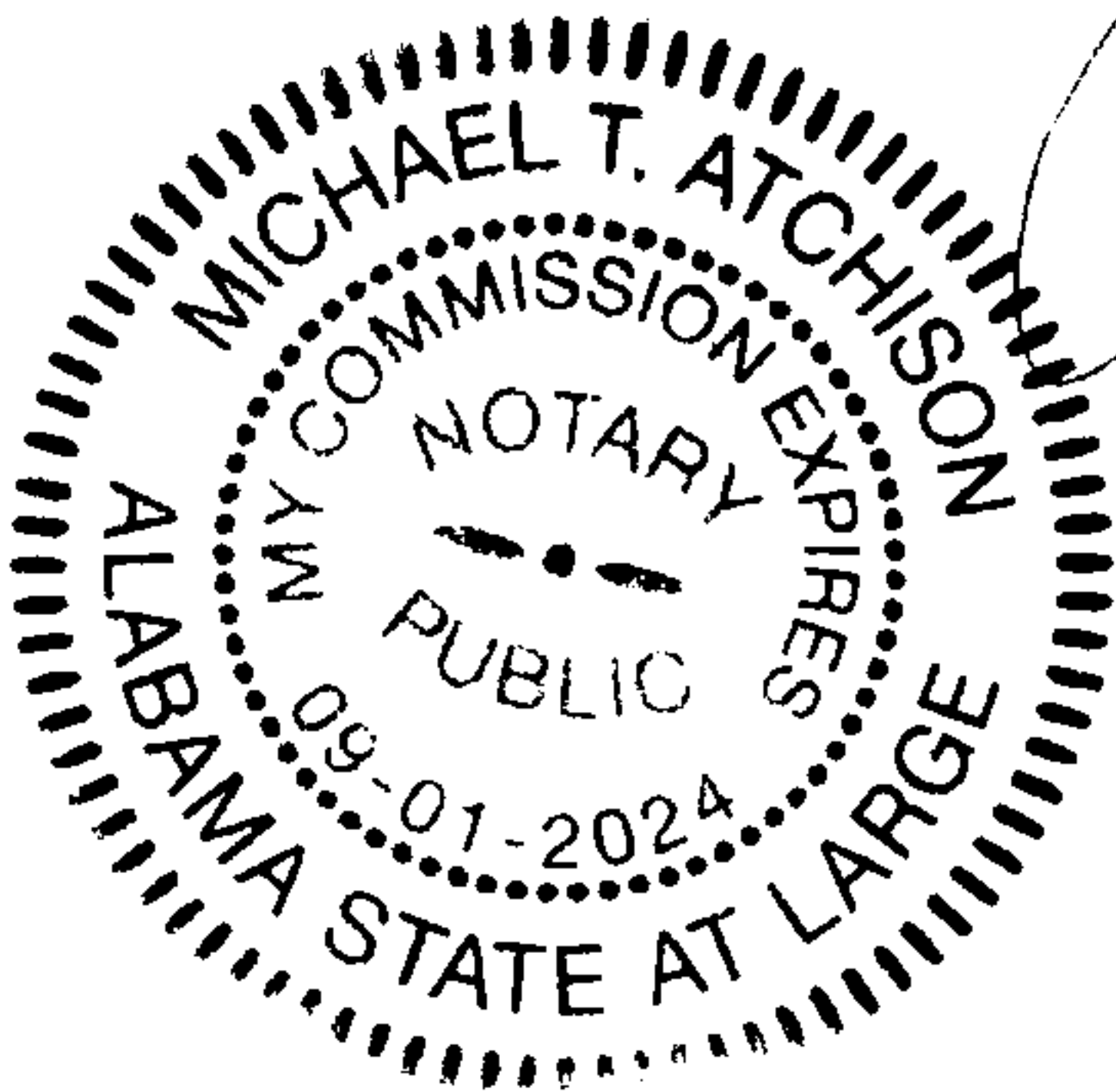

Clyde R. Joiner, Jr.

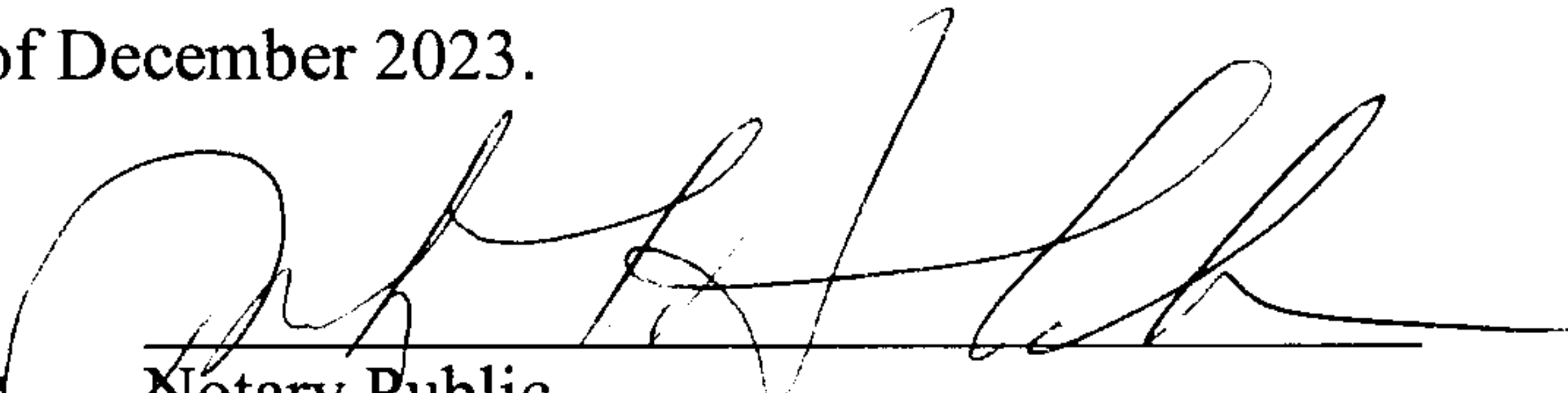

Vicky S. Joiner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Clyde R. Joiner, Jr. and Vicky S. Joiner***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December 2023.




Notary Public
My Commission Expires: 9/1/2024

Shelby County, AL 01/03/2024
State of Alabama
Deed Tax: \$5.00

Exhibit "A"- Legal Description



20240103000000190 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
01/03/2024 08:32:59 AM FILED/CERT

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 7, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said NE1/4-NE1/4 and run S 02 degree 07 minutes 25 seconds W along the west boundary line of said NE1/4-NE1/4 for a distance of 155.67 feet to the POINT OF BEGINNING; said point being a found rebar and cap (K. B. Weygand) lying on the southwesterly right of way of County Road 34 (Joinertown Road) and being the point of curvature of a curve to the right having a radius of 3,178.65 feet, a central angle of 03 degrees 27 minutes 43 seconds a chord bearing of S 27 degrees 34 minutes 07 seconds a chord distance of 192.03 feet; Thence run along the arc of said curve and said right of way for a distance of 192.06 feet to a found rebar and cap (K. B. Weygand); Thence continue S 26 degree 12 minutes 19 seconds E along said right of way for a distance of 26.23 feet to a found rebar and cap (K. B. Weygand) being the point of curvature of a curve to the left having a radius of 1,406.59 feet, a central angle of 10 degrees 02 minutes 29 seconds, a chord bearing of S 33 degrees 39 minutes 45 seconds, a chord distance of 246.19 feet; Thence run along the arc of said curve and said right of way for a distance of 246.51 feet to a set rebar and cap (Schoel CA. 003); Thence run S 38 degrees 58 minutes 34 seconds E along said right of way for a distance of 147.43 feet to a set rebar and cap (Schoel CA. 003); Thence leaving said right of way run S 89 degrees 23 minutes 05 seconds W for a distance of 347.60 feet to a found 1" open pipe lying on the west line of the northeast quarter of the northeast quarter of said section 7; Thence run N 01 degrees 59 minutes 09 minutes E along said west line for a distance of 517.32 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Clyde R. Triner Jr
Mailing Address 4953 Triner Town Rd
Columbiana AL 35051

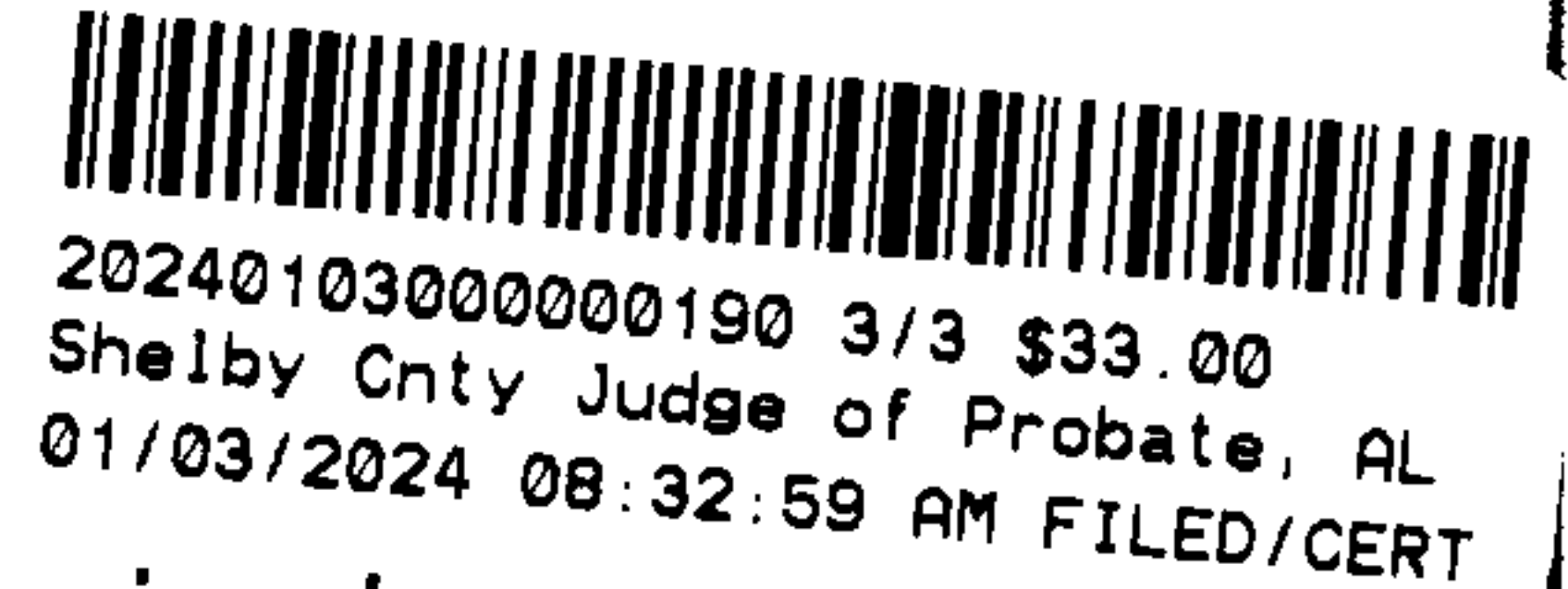
Grantee's Name Larry Hollis
Mailing Address 4911 Triner Town Rd
Columbiana AL
35051

Property Address Average

Date of Sale 12/28/23
Total Purchase Price \$ 5000.00

or
Actual Value \$

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

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 12-28-23

Unattested

(verified by)

Print

Sign

Clyde R. Triner Jr
Clyde R. Triner Jr
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1