



2024010800006010 1/3 \$214.00
Shelby Cnty Judge of Probate, AL
01/08/2024 09:40:37 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Rush Law Firm LLC
P.O. Box 1591
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Glen A. Joiner
2866 Joinertown Road
Columbiana, Alabama 35051

QUITCLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS,

THAT, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, **ALISON M. JOINER**, (hereinafter referred to as GRANTOR), a unmarried woman, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these present, grant, bargain, sell and convey unto **GLEN A. JOINER**, (hereinafter referred to as "GRANTEE"), a unmarried man, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

TOGETHER WITH ALL THE RIGHTS, TENEMENTS, HEREDITAMENTS AND APPURTENANCES
THERETO BELONGING OR IN ANY WAY APPERTAINING.

THIS INSTRUMENT WAS PREPARED PURSUANT TO THAT CERTAIN FINAL JUDGMENT OF
DIVORCE, CASE NUMBER: 58-DR-2022-900006.00, IN THE CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY
HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE
ABOVE-REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR
IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heir and assigns, in fee
simple, forever.

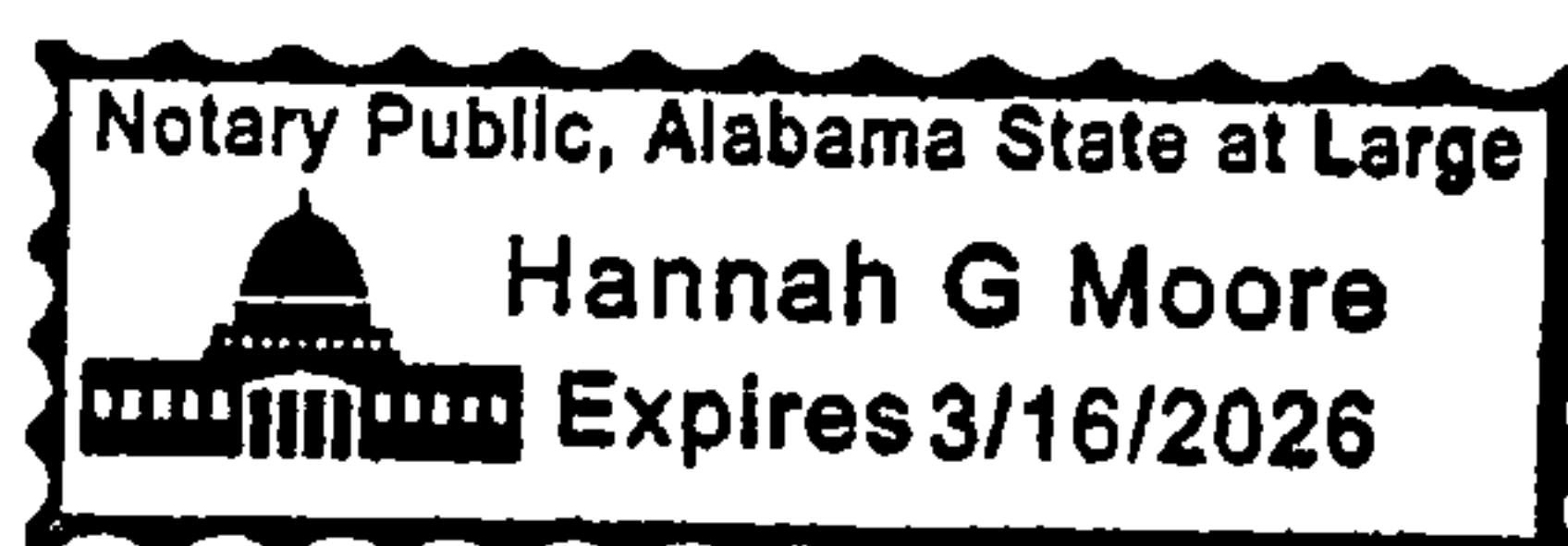
7th IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal this
day of June 2023.

Alison M. Joiner (SEAL)
ALISON M. JOINER

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ALISON M. JOINER**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June 2023.



Hannah G. Moore
Notary Public
My commission expires: 3/16/2026

Shelby County, AL 01/08/2024
State of Alabama
Deed Tax: \$186.00



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EXHIBIT A

PARCEL I:

Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 1 West, and run North along the North and South median line of said Section, 11 chains; run thence East to the lands of the Shelby Iron Company, which is the dividing ridge; run thence Southwesterly along the line of the Shelby Iron Company's Land to the South boundary line of the said NW 1/4 of the NE 1/4 of said Section; run thence West along the South boundary line to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

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 South 88 degrees 38 minutes 57 seconds West a distance of 1052.08 feet; thence South 42 degrees 49 minutes 38 seconds West a distance of 814.92 feet; thence South 31 degrees 42 minutes 27 seconds West a distance of 14.39 feet; thence South 88 degrees 58 minutes 22 seconds West a distance of 1043.02 feet to the point of beginning of the parcel of land herein described; thence continue along the last described course a distance of 63.29 feet; thence South 54 degrees 07 minutes 34 seconds West a distance of 776.53 feet to the Northeasterly right of way of Joinertown Road/Shelby County no. 34 (80 foot right of way); thence South 60 degrees 19 minutes 22 seconds East and along said right of way 184.65 feet to the centerline of a branch; thence Northeasterly following the meanderings of said branch on bearings of North 42 degrees 11 minutes 30 seconds East, 179.14 feet; thence North 72 degrees 36 minutes 49 seconds East 20.86 feet; thence North 60 degrees 03 minutes 49 seconds East 37.03 feet; thence North 14 degrees 51 minutes 54 seconds 38.80; thence North 80 degrees 23 minutes 39 seconds East 21.10 feet; thence North 34 degrees 03 minutes 54 seconds East 162.52 feet; thence North 11 degrees 47 minutes 57 seconds East 22.44 feet; thence North 62 degrees 04 minutes 02 seconds East 54.52 feet; thence North 79 degrees 55 minutes 48 seconds East 21.65 feet; thence North 50 degrees 59 minutes 30 seconds East 211.41 feet; thence North 8 degrees 37 minutes 36 seconds West 33.15 feet; thence North 37 degrees 07 minutes 53 seconds East 84.91 feet; thence North 77 degrees 59 minutes 38 seconds East 9.85 feet to the point of intersection of said branch and the West line of the NW 1/4 of the NE 1/4 of said Section; thence leaving said branch on a bearing of North 1 degree 23 minutes 52 seconds East and along said 1/4-1/4 line a distance of 20.96 feet to the point of beginning.



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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 Alison Joiner
Mailing Address 3340 Joineertown Rd
Columbia AL 35051

Grantee's Name Glen Joiner
Mailing Address 2866 Joineertown Rd
Columbia AL 35051

Property Address 2866 Joineertown Rd
Columbia AL
35051

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 371,870

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 X 185,935

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 1-8-24

Print Glen Joiner

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1