

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:
Genia Blackwell



20240610000172550 1/3 \$133.00
Shelby Cnty Judge of Probate, AL
06/10/2024 04:00:31 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FOUR THOUSAND FIVE HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$104,550.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Emery E. Joiner, a single man, (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Genia Blackwell (herein referred to as Grantee)**, 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, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

Grantor herein Emery E. Blackwell is the surviving grantee in Deed Book 236, Page 501, Probate Office Shelby County, Alabama. The other grantee Sharon E. Joiner is deceased, having died February 25, 2012.

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 10th day of June 2024.

Emery E. Joiner

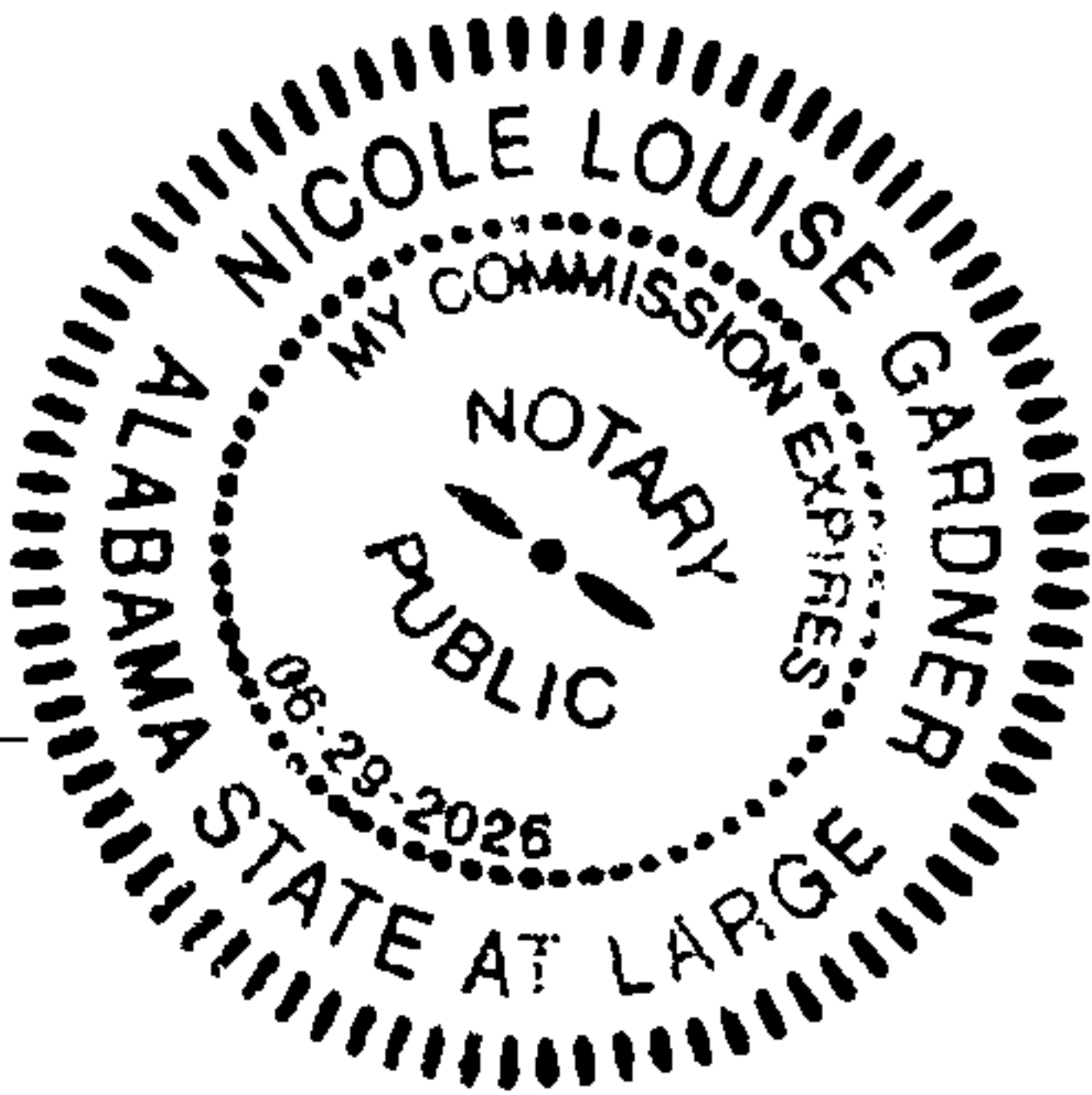
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Emery E. 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 10th day of June, 2024.

Nicole Louise Gardner

Notary Public
My Commission Expires: 10-29-26





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Exhibit "A"- Legal Description

Commence at the northwest corner of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 16, Township 21, Range 1 West, and run thence east along the north line of said forty acres 120 feet, more or less, to the southwest right of way line of old Columbiana-Elyton paved road; thence run in a southeasterly direction along the southwest right of way of said road 348 feet to the point of beginning of the land herein conveyed; thence continue southeasterly along said right of way 210 feet; thence run in a southerly direction and parallel to West line of said forty acres 420 feet; thence run in a westerly direction and parallel with said road 210 feet; thence run north and parallel to west line of said forty acres 420 feet to the point of beginning; However, there is EXCEPTED HEREFROM the following described lot: Commence at the NW corner of $\frac{1}{4}$ of $\frac{1}{4}$ of said Section 16 and run thence east along the north line of said forty acres 120 feet, more or less, to the southwest right of way line of old Columbiana-Elyton paved road; thence run in a southeasterly direction along the southwesterly right of way line of said road 348 feet; thence south and parallel with the west line of said forty acres run 104 feet to the point of beginning of said exception; thence north 104 feet to the southwesterly right of way line of said road; thence run southeasterly along said road right of way 185 feet; thence run southwesterly 104 feet to a point which would be 167 feet southeast of the point of beginning; thence in a northwesterly direction 167 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 Emery E. Joiner
Mailing Address 3074 Joiner Towerd
Columbiana, AL
35051

Grantee's Name Genia Blackwell
Mailing Address 992 County Rd 730
Clanton AL 35046

Property Address 3074 Joiner Towerd
Columbiana AL
35051

Date of Sale 6-10-24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 104,550.00

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 tax Value

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 6-10-24

Print Genia Blackwell

☐ Unattested

Sign Genia Blackwell
(Grantor/Grantee/Owner/Agent) circle one

(verified by)