

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:
Glen Joiner
2866 Joinertown Rd
Columbiana al 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY THOUSAND DOLLARS AND ZERO CENTS (\$70,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *The Estate of Eddie R. Joiner, Case No. PR-2023-000739 and Glen Alan Joiner, a married man and Adam Rondal Joiner, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Glen Alan Joiner and Adam Rondal Joiner* (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, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

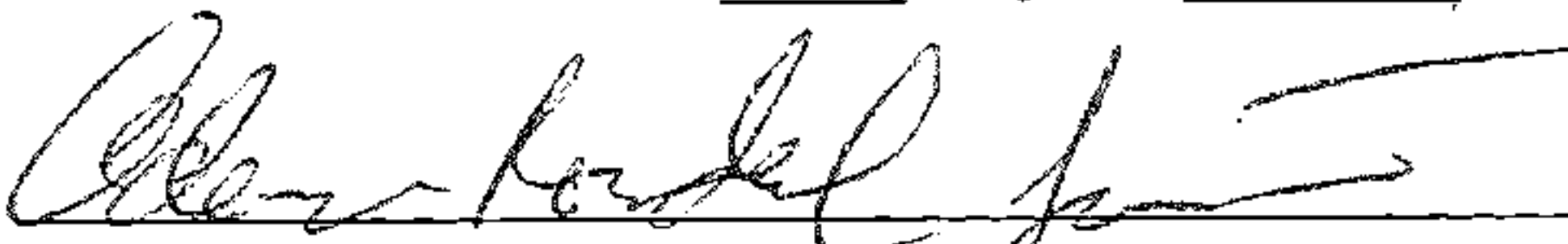
No part of the homestead of the Grantors herein or spouses.
Grantors are the devisees under the Estate of Eddie R. Joiner, Case PR-2023-000739, Probate Office Shelby County, Alabama.

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 29th day of January 2025.



Glen Alan Joiner
As Personal Representative and Individually


Adam Rondal Joiner
As Personal Representative and Individually

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Glen Alan Joiner and Adam Rondal Joiner as Personal Representatives of the Estate of Eddie R. Joiner, Case No. PR-2023-00739 and Glen Alan Joiner, Individually and Adam Rondal Joiner, Individually*, 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 29th day of January 2025.


Notary Public
My Commission Expires: 8-19-28

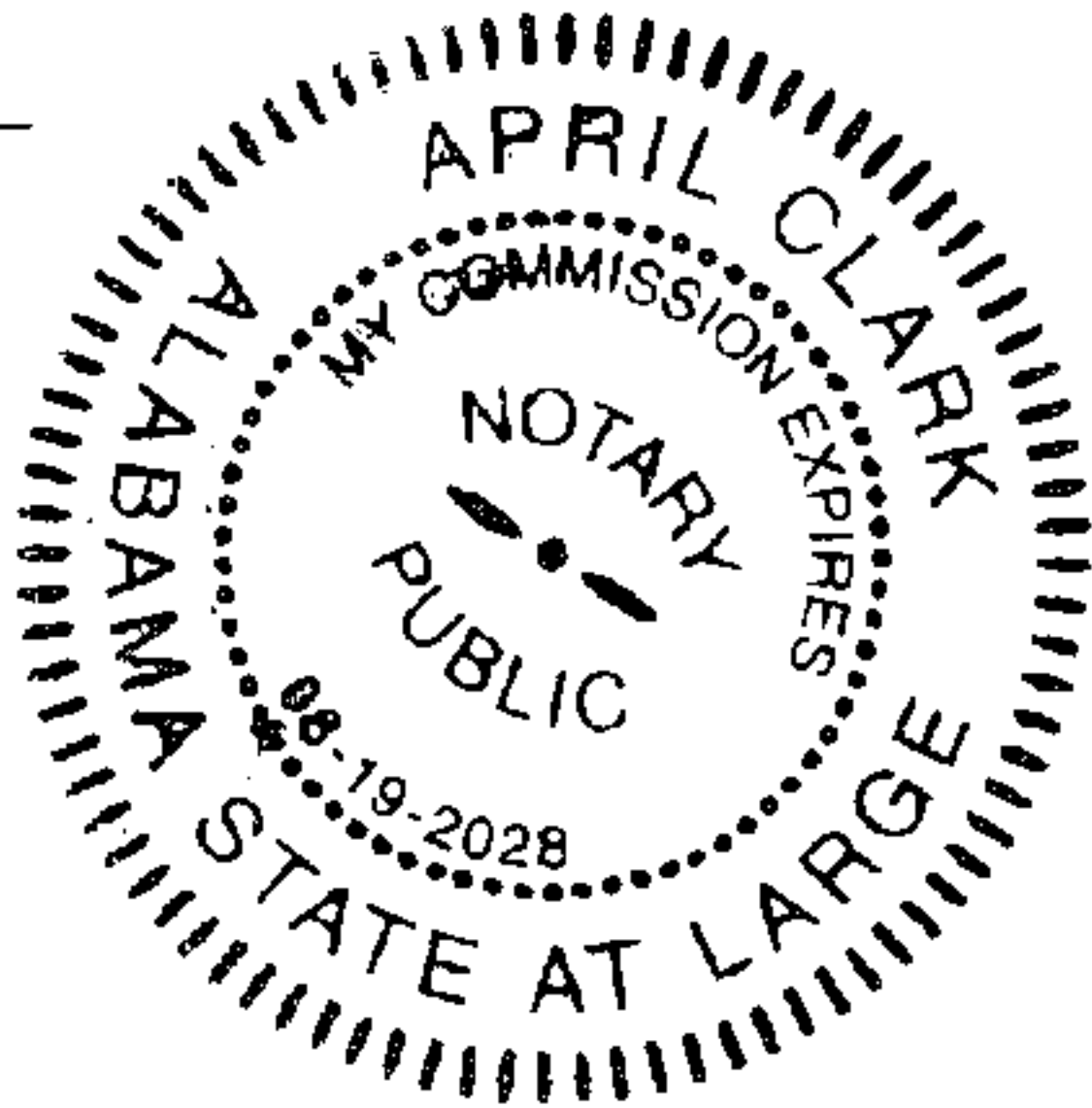
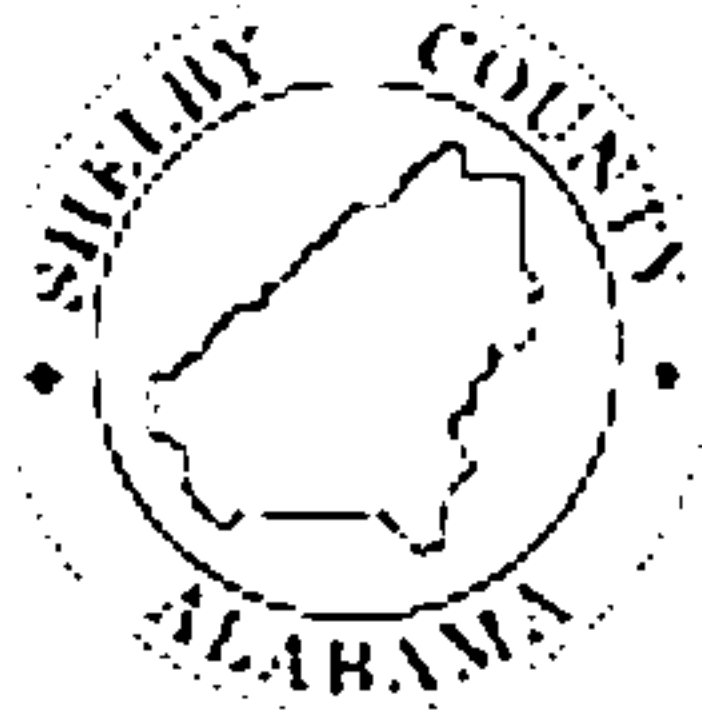


EXHIBIT A – LEGAL DESCRIPTION

A part of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 West, in Shelby County, Alabama, said parcel being more particularly described as follows: To find the point of beginning, start at the Northwest corner of the SE 1/4 of the NE 1/4, Section 15, Township 21 south, Range 1 West; thence run North 86 degrees 15 minutes East and along the North boundary of the SE 1/4 of the NE 1/4 for a distance of 90.73 feet to the point of beginning; thence continue in an Easterly direction and along the same bearing for a distance of 575.54 feet to a point; thence with a deflection angle of 91 degrees 35 minutes 48 seconds right, run in a Southerly direction for a distance of 449.11 feet to a point; thence with a deflection angle of 86 degrees 32 minutes 28 seconds right, run in a Westerly direction for a distance of 487.47 feet to a point; thence with a deflection angle of 93 degrees 42 minutes 06 seconds right, run in a Northerly direction for a distance of 80.02 feet to a point; thence with a deflection angle of 4 degrees 24 minutes 49 seconds left, continue in a Northerly direction for a distance of 165.67 feet to a point; thence with a deflection angle of 15 degrees 21 minutes 53 seconds left, run in a Northwesterly direction for a distance of 230.48 feet to the point of beginning, forming an interior angle of closure of 72 degrees 03 minutes 40 seconds.

LESS AND EXCEPT a 20.0-foot strip of uniform width lying directly East and adjacent to the entire West boundary of the above described parcel. Said strip reserved as right of way. According to survey of Joe Mullins, Reg. No. 12709, dated July 21, 1981.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/03/2025 10:05:53 AM
 \$32.00 BRITTANI
 20250203000032060

Allen S. Beyle

Real Estate Sales Validation Form

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

Grantor's Name Est of Eddie Joiner
 Mailing Address 900 Rocky Ridge Rd
Columbiana AL
35051

Grantee's Name Glen Joiner
 Mailing Address 2806 Joinertown Rd
Columbiana AL
35051

Property Address 900 Rocky Ridge Rd
Columbiana AL
35051

Date of Sale 1-29-25
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 70,000.00

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 _____

Print Glen Joiner

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1