

**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**

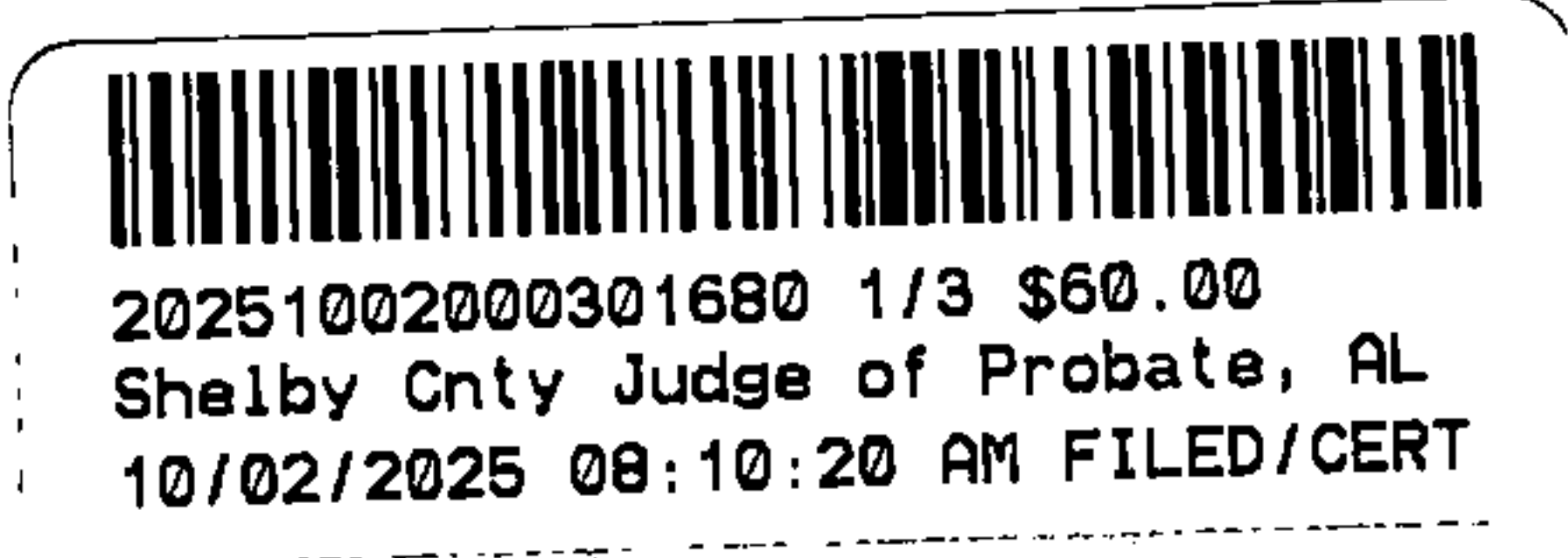
*Send Tax Notice to:*  
**Marlo Ramirez**  
**5065 Old Hwy 280**  
**Sterrett, AL 35147**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THRITY TWO THOUSAND DOLLARS AND NO/00 DOLLARS (\$32,000.00)**, 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, ***Jeannine Joiner a single woman*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Marlo Ramirez and Alexis Ramirez, 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 exhibit A for legal description



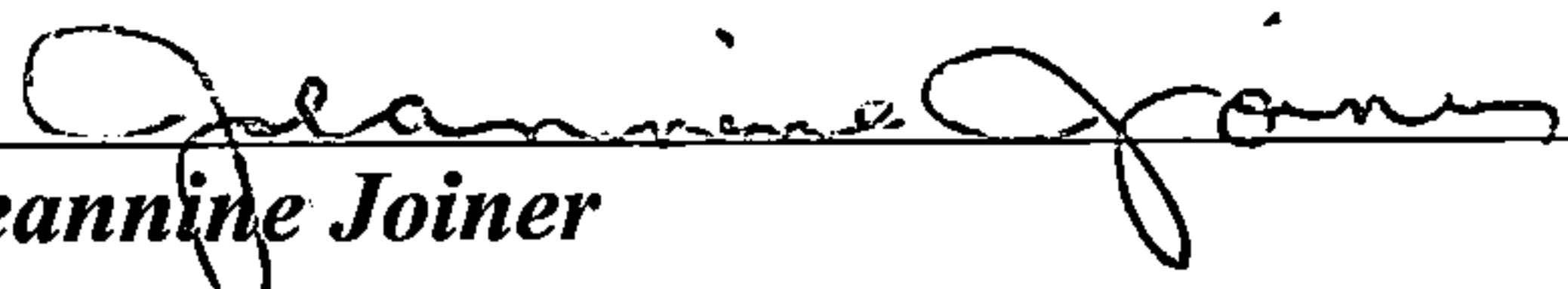
**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

**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.


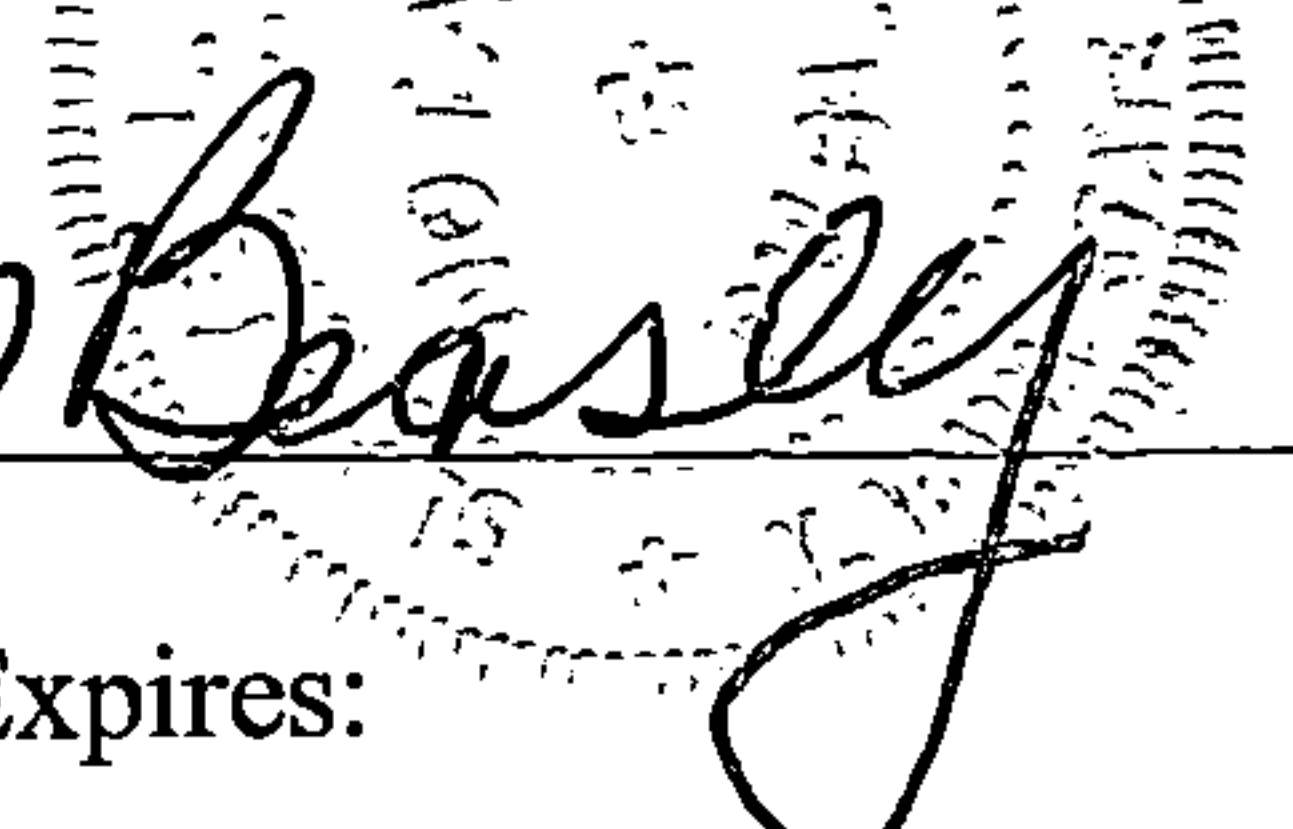
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 5 day of November 2024.

  
**Jeannine 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 ***Jeannine 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of November 2024.

  
Notary Public  
My Commission Expires:  


Shelby County, AL 10/02/2025  
State of Alabama  
Deed Tax: \$32.00

**My Commission Expires May 11, 2026**

**Exhibit "A" – Legal Description**



20251002000301680 2/3 \$60.00  
Shelby Cnty Judge of Probate, AL  
10/02/2025 08:10:20 AM FILED/CERT

Commence at the NW Corner of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama; thence N79°08'46" E for a distance of 106.76' to the Southerly R.O.W. line of old Highway 280; thence S86°13'56" E and along said R.O.W. line for a distance of 498.89'; thence N89°25'40" E and along said R.O.W. line for a distance of 63.07'; thence S89°56'49" and along said R.O.W. line for a distance of 236.19'; thence S87°52'26" E and along said R.O.W. line for a distance of 40.00 to the POINT OF BEGINNING; thence continue S 87°52'26" E and along said R.O.W. line a distance of 381.01'; thence S00°37'03" E and leaving said R.O.W. a distance of 221.74'; thence N87°52'26" W a distance of 380.96'; thence N00°37'46" W a distance of 221.74' to the POINT OF BEGINNING.



# Real Estate Sales Validation Form

20251002000301680 3/3 \$60.00  
Shelby Cnty Judge of Probate, AL  
10/02/2025 08:10:20 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec. 40-22-1 (h).

Grantor's Name Jeannine Joiner  
Mailing Address 5045 Old Hwy 280  
Sterrett AL 35147

Grantee's Name Marlo Ramirez  
Mailing Address 5065 Old Hwy 280  
Sterrett AL 35147

Property Address 5065 Old Hwy 280  
Sterrett AL 35147

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 32,000.00

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 \_\_\_\_\_

Print Jeannine Joiner

Unattested

(verified by)

Sign

Jeannine Joiner

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1