

106-E Stewart St

**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:  
Randall Joiner  
101 Seale Dr  
Columbiana, AL 35057

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


STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED TWELVE THOUSAND THREE HUNDRED FIFTY DOLLARS AND NO/00 DOLLARS (\$212,350.00)**, 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, **Randall Joiner a married man and Felecia King a single Woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Randall Joiner and Brandi Joiner**, 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, 2026.
2. Easements, restrictions, rights of way, and permits of record.



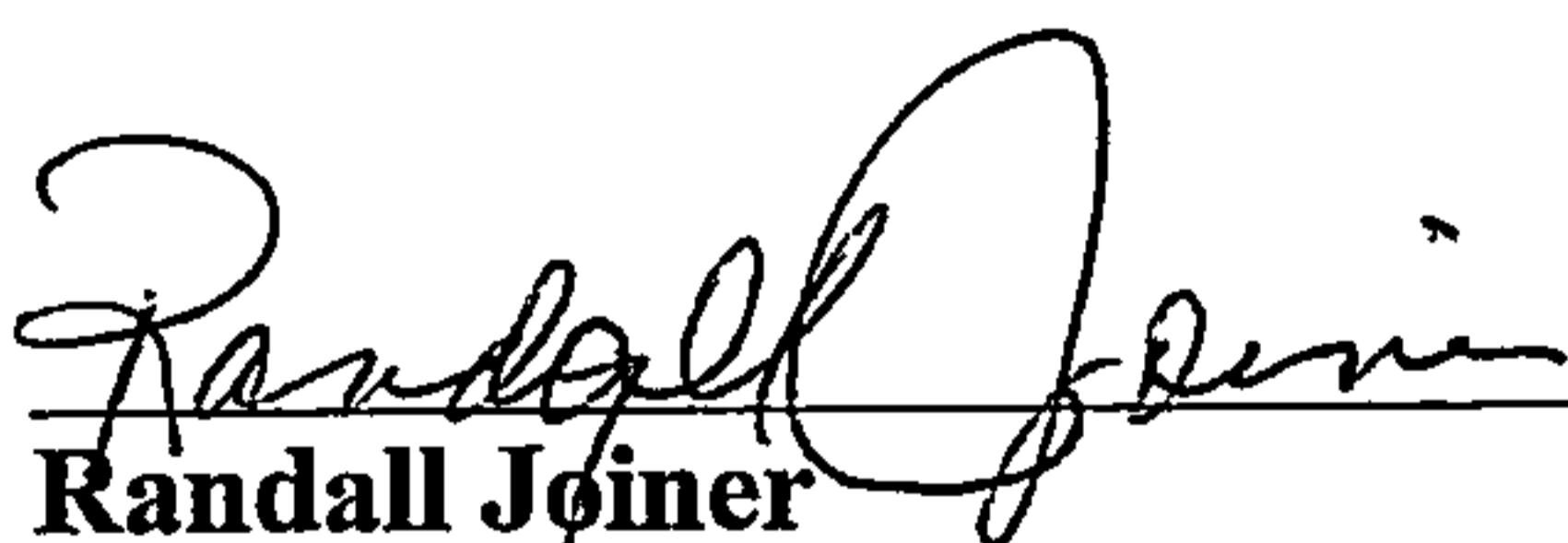
20260311000071410 1/3 \$240.50  
Shelby Cnty Judge of Probate, AL  
03/11/2026 12:59:09 PM FILED/CERT

Grantors herein are all the surviving heirs at law of Pattie Jean Joiner and Richmond Owen Joiner,  
Pattie Jean Joiner deceased, having died February 9, 2015.  
Richmond Owen Joiner deceased having died December 15, 2025.  
No part of the homestead of the grantor or spouse if any.

**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 11<sup>th</sup> day of March 2026.

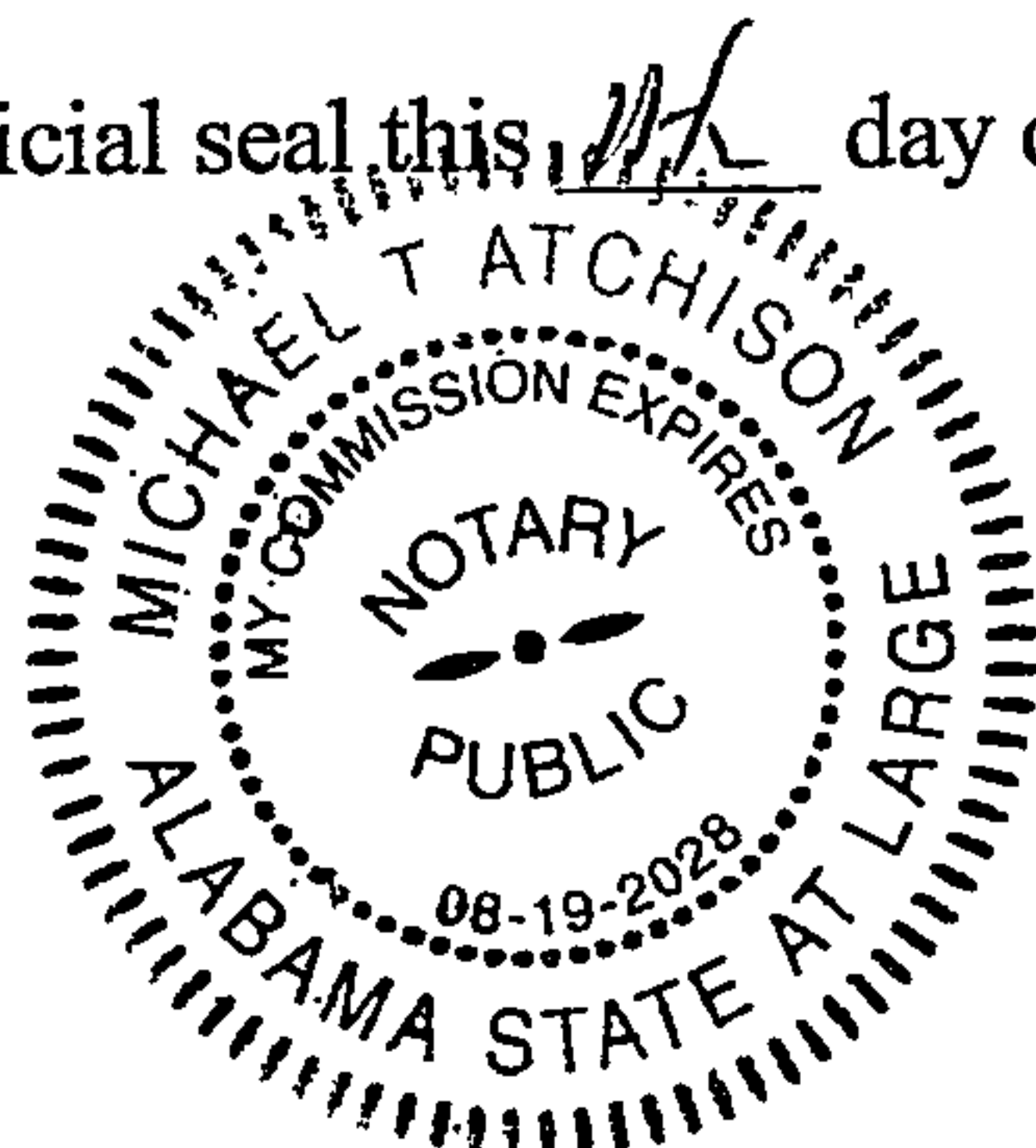
  
Randall Joiner

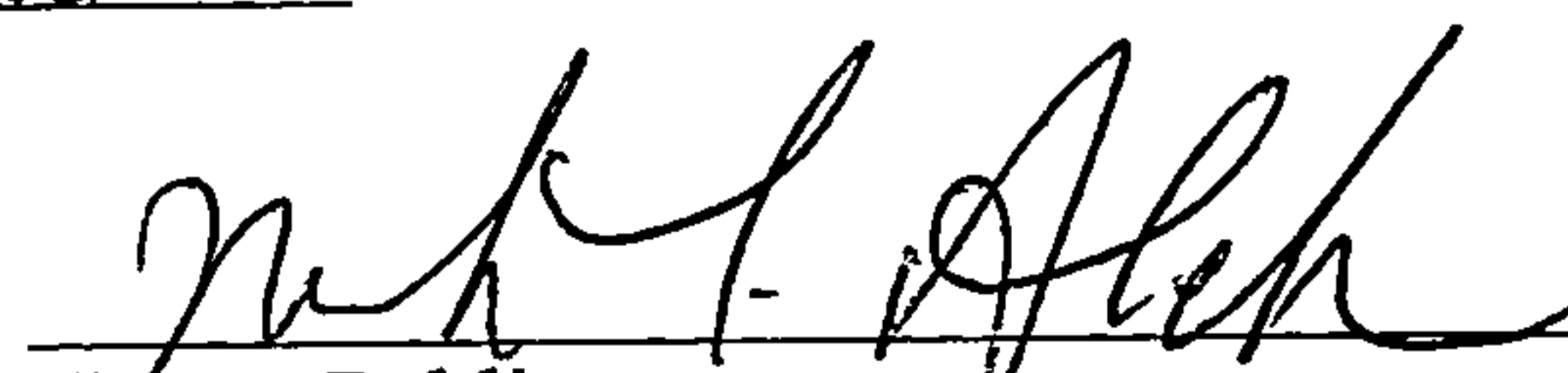
  
Felecia King

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Randall Joiner and Felecia King**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of March 2026.



  
Notary Public  
My Commission Expires: 8-19-28

Shelby County, AL 03/11/2026  
State of Alabama  
Deed Tax: \$212.50

Exhibit "A" – Legal Description

That certain lot or parcel of land described as commencing at the SW corner of Section 24, Township 21, Range 1 West and run thence North 3 deg. West along the West boundary of said Section 540 feet to the North boundary of Sterrett Street; thence run Easterly along the North boundary of said Sterrett Street a distance of 70 feet to the point of beginning of the lot herein described and conveyed; thence continue Easterly along the North boundary of said Sterrett Street 70 feet to the SW corner of the lot conveyed to Dorothy Joiner Moore; thence run North 3 deg. West along the West boundary of the property conveyed to Dorothy Joiner Moore 780 feet, more or less, to the North boundary of the SW ¼ of SW ¼ of said Section; thence Westerly along the North boundary of said Quarter-Quarter Section 70 feet; thence South 3 deg. East 780 feet, more or less, to the point of beginning.

Also:



20260311000071410 2/3 \$240.50  
Shelby Cnty Judge of Probate, AL  
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Commence at the Southwest corner of the SW ¼ of the SW ¼, Section 24, Township 21 South, Range 1 West; thence N-3° 00' 00" W along the West line of said Section 24 a distance of 530.41 feet to a 1" solid iron found in place on the North boundary line of East Sterrett Street; thence turn an angle of 88° 03' 08" to the right and run N 85° 03' 08" E along said North boundary line a distance of 67.30 feet to the point of beginning; thence continue along said North boundary line and along the same line of direction a distance of 2.50 feet to a PK nail found in place; thence turn an angle of 87° 23' 04" to the left and run N 2° 19' 56" W a distance of 139.00 feet to a point; thence turn an angle of 178° 58' 18" to the left and run S 1° 18' 14" E a distance of 139.13 feet to the point of beginning. Containing 173.57 square feet or 0.0040 acre.

Real Estate Sales Validation Form

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

Grantor's Name Rondell Jones  
Mailing Address Felicia King  
105-A Seale Dr  
Columbian, AL 35051

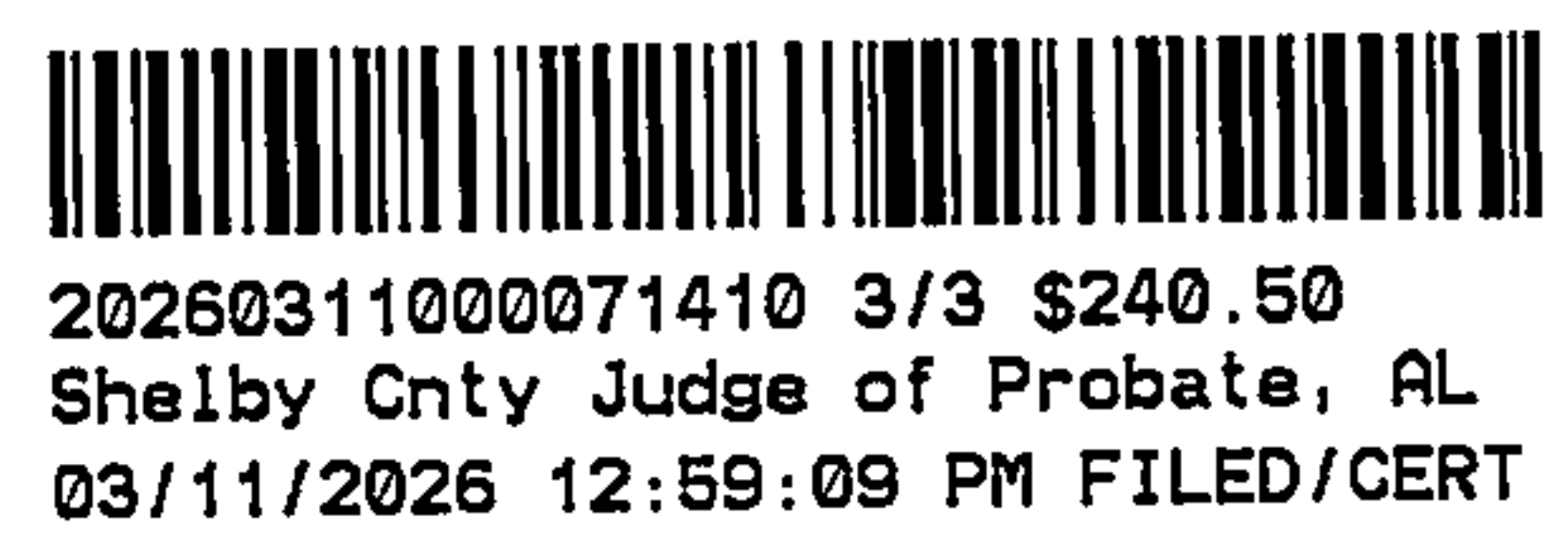
Grantee's Name Randall Jones  
Mailing Address 101 Seale Dr  
Columbian, AL 35051

Property Address Acorn  
Sec 24-21-1W  
106 E Stewart  
Columbian, AL

Date of Sale 11 March 2026  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 212,350

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 11 March 2026

Print Felicia King  
Sign Felicia King  
(Grantor/Grantee/Owner/Agent) circle one

Unattested  
(verified by)