

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:
Felecia King
105-A Seale Dr
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 **THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS AND NO/00 DOLLARS (\$37,298.00)**, 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 **Felecia King, Corey King and Brandon King, 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 legal description.



20260311000071420 1/3 \$66.50
Shelby Cnty Judge of Probate, AL
03/11/2026 12:59:10 PM FILED/CERT

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2026.
2. Easements, restrictions, rights of way, and permits of record.

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 11th day of March 2026.

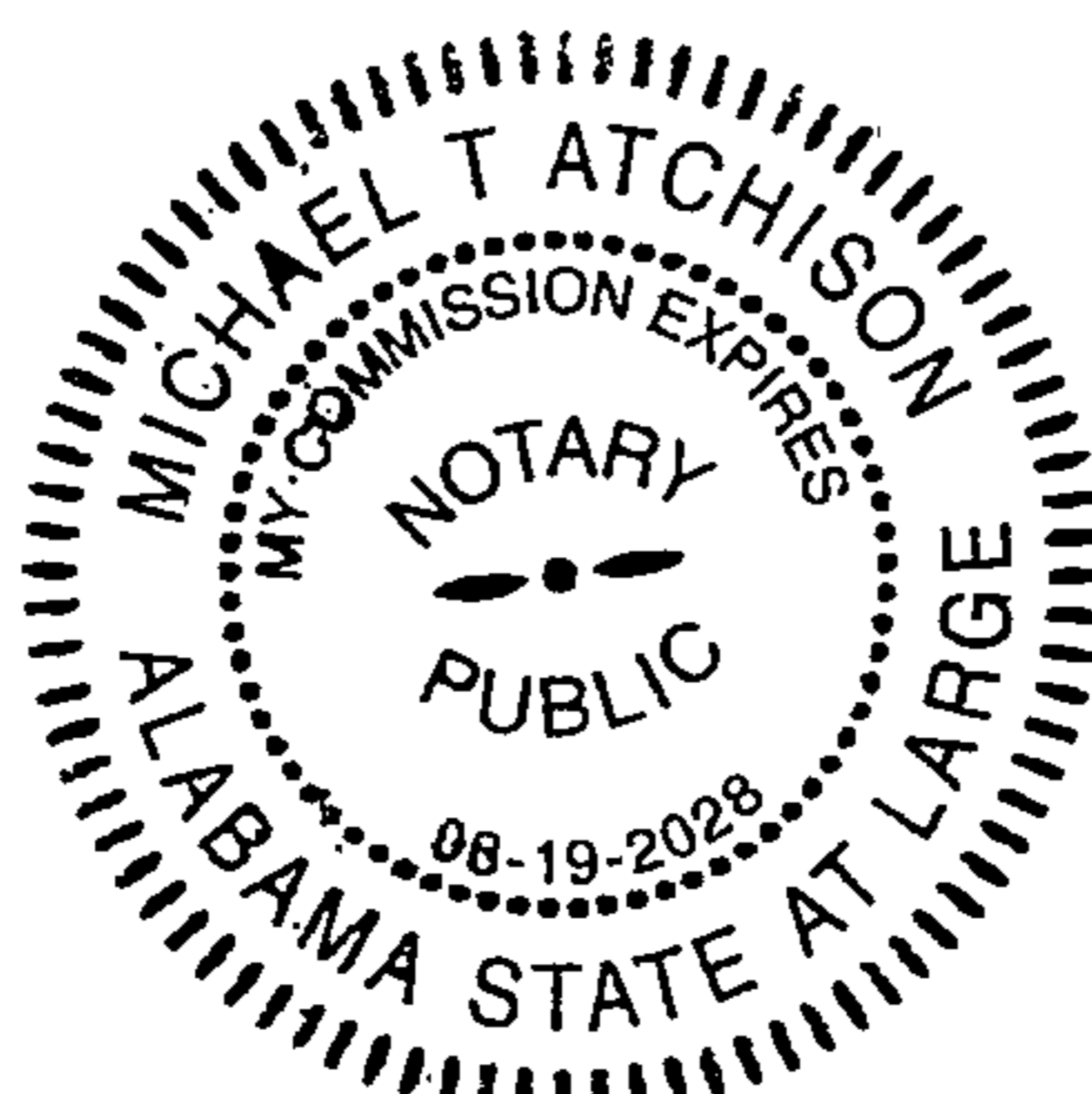
Randall Joiner

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 11th day of March 2026.



Notary Public
My Commission Expires: 8-19-28

Shelby County, AL 03/11/2026
State of Alabama
Deed Tax: \$37.50

EXHIBIT A LEGAL DESCRIPTION



20260311000071420 2/3 \$66.50
Shelby Cnty Judge of Probate, AL
03/11/2026 12:59:10 PM FILED/CERT

Parcel 2

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; thence N89°34'05"E a distance of 1108.56' to the Easterly R.O.W. line of Chelsea Road; thence N20°22'02"W and along said R.O.W. line a distance of 37.96' to the POINT OF BEGINNING; thence continue N20°22'02"W and along said R.O.W. line a distance of 161.49'; thence N88°16'09"E and leaving said R.O.W. line a distance of 291.70'; thence N00°04'05"E a distance of 315.70'; thence S74°32'17"E a distance of 99.84'; thence S12°31'25"W a distance of 173.59'; thence S88°16'57"E a distance of 269.46' to the Westerly R.O.W. line of Seale Drive, to a curve to the left, having a radius of 1010.00', subtended by a chord bearing of S23°11'58"W, and a chord distance of 39.89'; thence along the arc of said curve and along said R.O.W. line a distance of 39.90'; thence S22°04'04"W and along said R.O.W. line a distance of 41.26', to a curve to the right, having a radius of 190.00', subtended by a chord bearing of S52°15'26"W, and a chord distance of 191.09'; thence along the arc of said curve and along said R.O.W. line for a distance of 200.22'; thence S82°26'48"W and along said R.O.W. line a distance of 66.68', to a curve to the left, having a radius of 395.00', subtended by a chord bearing of S75°38'20"W, and a chord distance of 93.65'; thence along the arc of said curve and along said R.O.W. line for a distance of 93.87'; thence S68°49'52"W and along said R.O.W. line a distance of 48.92', to a curve to the right, having a radius of 390.00', subtended by a chord bearing of S77°17'29"W, and a chord distance of 114.75'; thence along the arc of said curve and along said R.O.W. line for a distance of 115.17'; thence S85°45'05"W and along said R.O.W. line a distance of 67.14' to the POINT OF BEGINNING. Said Parcel containing 2.46 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Randall Biner
Mailing Address 101 Seale Dr
Columbiana AL 35051

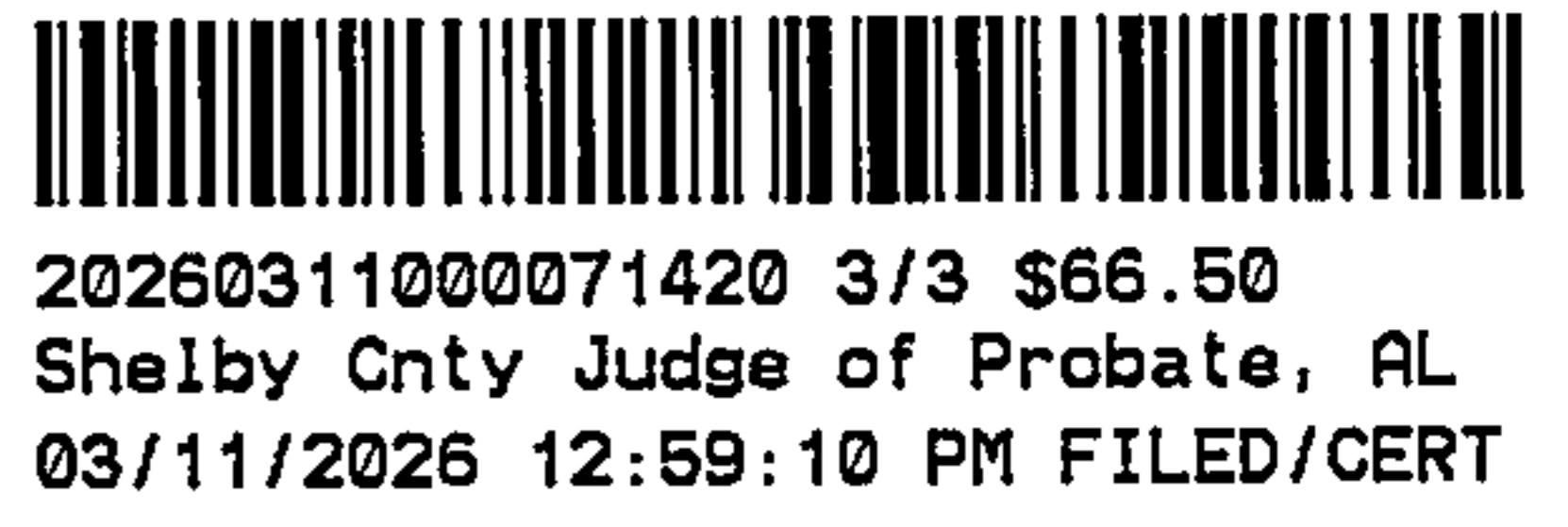
Grantee's Name Telesia King
Mailing Address 105-A Seale Dr
Columbiana, AL 35051

Property Address _____
Acres Sec
14-21-1W

Date of Sale 11 Mar 26
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 37,298⁰⁰

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 11 Mar 26

Print Randall Biner

Unattested

Sign Randall Biner
(Grantor/Grantee/Owner/Agent) circle one

(verified by)