



20260408000104060 1/4 \$38.00  
Shelby Cnty Judge of Probate, AL  
04/08/2026 02:01:57 PM FILED/CERT

This instrument prepared by:

Ellis, Head, Owens & Justice  
Attorneys at Law  
Columbiana, Alabama 35051

Send Notice to:

Jennifer McCrary Joiner  
106 Stinson Road  
Columbiana, Alabama 35051

**DEED OF PERSONAL REPRESENTATIVE**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Homer C. Joiner died testate on or about May 15, 2025, and was the owner of certain hereinafter described real property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama, entered a Decree Admitting Will to Probate & Granting Letters Testamentary on September 3, 2025, and issued Letters Testamentary on said date to Jennifer McCary Joiner, a/k/a Jennifer Joiner Head, a/k/a Jennifer Joiner Pentecost, and Megan Vansant Bullard, in Case No. PR-2025-002987, and

WHEREAS, Jennifer McCary Joiner, a/k/a Jennifer Joiner Head, a/k/a Jennifer Joiner Pentecost, and Megan Vansant Bullard, were duly and properly appointed as Personal Representatives of the Estate of Homer Coy Joiner, deceased, and are acting in such capacity, and

WHEREAS, Jennifer McCrary Joiner, Jennifer Joiner Head, and Jennifer Joiner Pentecost are one and the same person,

WHEREAS, Homer Coy Joiner, deceased, and Homer C. Joiner, deceased, are one and the same person, and

WHEREAS, Jennifer McCrary Joiner, is entitled to the hereinafter described real property pursuant to the devise in the SECOND paragraph in the Last Will and Testament of Homer C. Joiner, deceased,

WHEREAS, the said Jennifer McCary Joiner, a/k/a Jennifer Joiner Head, a/k/a Jennifer Joiner Pentecost, and Megan Vansant Bullard, have the right and authority to execute this conveyance pursuant to the FOURTEENTH paragraph in the Last Will and Testament of Homer C. Joiner, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2025-002987, and

WHEREAS, Barbara H. Joiner, the wife of the said decedent, died on or about November 18, 2016.

NOW, THEREFORE, pursuant to the Last Will and Testament of Homer C. Joiner, deceased, and the authority granted to the undersigned Personal Representatives, and the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, in hand paid to the Grantors by the Grantee, the receipt



whereof is hereby acknowledged, we, the undersigned, Jennifer McCary Joiner, a/k/a Jennifer Joiner Head, a/k/a Jennifer Joiner Pentecost, and Megan Vansant Bullard, as Personal Representatives of the Estate of Homer Coy Joiner, deceased (herein referred to as Grantors), do grant, bargain, sell and convey unto Jennifer McCary Joiner (herein referred to as Grantee), the following described real property, situated in Shelby County, Alabama, to-wit:

The South Half of the North Half of the Northeast Quarter of the Southwest Quarter of Section 19, Township 21 South, Range 1 East. Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the South Half of the North Half of said Quarter-Quarter Section for point of beginning; thence run North along West line of said Quarter-Quarter 330.35 feet; thence angle right 90 deg. 00' 19" and run East 1,330.65 feet; thence angle right 88 deg. 59' 43" and run South 329.6 feet; thence angle right 90 deg. 58' 20" and run West 1,330.63 feet to point of beginning. Situated in Shelby County, Alabama. According to survey of Charles A. Browne, Reg. No. 10083, dated December 29, 1987.

ALSO: A non-exclusive right-of-way for ingress, egress, and utilities, 20 feet wide, 10 feet on each side of the following described centerline: Commence at the northwest corner of the south half of said NE ¼ of SW ¼, and run east along the north line of said south half 158.9 feet to the centerline of a graded road approximately 20 feet wide, thence angle right 112 degrees 22 minutes 30 seconds and run southwesterly along said road 200.58 feet to the beginning of a curve to the left, whose central angle is 80 degrees 53 minutes 50 seconds and whose radius is 141.61 feet, thence continue southeasterly around said curve 199.94 feet to the point of a curvature of a curve to the right, whose central angle is 48 degrees 46 minutes 40 seconds and whose radius is 165.42 feet, thence continue southeasterly 140.83 feet around said curve to its point of tangency, thence continue 37.64 feet to the point of a curvature of a curve to the right, whose central is 56 degrees 36 minutes 50 seconds and whose radius is 46.42 feet, thence continue southwesterly 45.86 feet around said curve to its point of tangency, thence continue southwesterly 81 feet, more or less, to a point on the northerly right-of-way line of Shelby County Highway #30. The right of way described herein is located in S ½ of the NE ¼ of the SW ¼ of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama, and is described according to the survey of Charles A. Browne, Ala. Reg. # 10083, L.S. dated March 19, 1988.

TO HAVE AND TO HOLD to the said Grantee, Jennifer McCary Joiner, her heirs and assigns forever.

And we do, as Personal Representatives of the Estate of Homer Coy Joiner, deceased, covenant with the said Grantee, her heirs and assigns forever, that as Personal Representatives of said Estate, we have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 04<sup>th</sup> day of April, 2026.



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ESTATE OF HOMER COY JOINER, deceased

By: Jennifer McCrary Joiner  
Jennifer McCrary Joiner, a/k/a Jennifer Joiner  
Head, a/k/a Jennifer Joiner Pentecost, Personal  
Representative of the Estate of Homer Coy  
Joiner, deceased

By: Megan Vansant Bullard  
Megan Vansant Bullard, Personal  
Representative of the Estate of Homer Coy  
Joiner, deceased

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Jennifer McCrary Joiner, a/k/a Jennifer Joiner Head, a/k/a Jennifer Joiner Pentecost, whose name as Personal Representative of the Estate of Homer Coy Joiner, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of April,  
2026.

Kari M. Foster  
Notary Public  
My commission Expires: 1-4-2027

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Megan Vansant Bullard, whose name as Personal Representative of the Estate of Homer Coy Joiner, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of April,  
2026.

[Signature]  
Notary Public  
My commission Expires: 1/2/2029



Real Estate Sales Validation Form

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

Grantor's Name Jennifer McCrary Joiner
Mailing Address 106 Stinson Rd Columbiana, AL 35051
Megan Vansant Bullard
116 Arlington St Columbiana, AL 35051

Grantee's Name Jennifer McCrary Joiner
Mailing Address 106 Stinson Rd Columbiana, AL
35051

Property Address 106 Stinson Rd Columbiana, AL
35051

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 371,420.00

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 Shelby County Property Tax Commission

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 4/8/2026

Print Jennifer McCrary Joiner

Unattested (verified by)

Signature of Jennifer McCrary Joiner
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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