

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Ashley Joseph Mezrano and Steven M.
Mezrano

20100910000296130 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/10/2010 04:09:01 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

20110225000065780 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/25/2011 03:42:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Twenty Five Thousand and No/100 Dollars (\$200,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **CALARONAN DEVELOPMENT CORP., an Alabama corporation, and J. Anthony Joseph, a married man**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ashley Joseph Mezrano and Steven M. Mezrano**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2010 and subsequent years not yet due and payable until October 1, 2010. Existing covenants and restrictions, easements, building lines and limitations of record. This deed is being recorded to correct that certain deed recorded in Instrument No. 20081031000423260.

Property conveyed herein does not constitute the homestead of Grantor, J. Anthony Joseph, or that of his spouse.

All of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR(S) have hereunto set my/our hand(s) and seal(s) this the 15th day of September, 2010.

Calaronan Development Corp.
An Alabama Corporation

J. Anthony Joseph, President

J. Anthony Joseph

Carolyn B. Joseph, Vice President

I certify this to be a true and correct copy

Probate Judge
Shelby County

Rerecord to correct legal description.

20100910000296130 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/10/2010 04:09:01 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that J. Anthony Joseph, whose name as President of Calaronan Development Corp., an Alabama corporation, 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 Instrument, he as such Officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of September, 2010.


NOTARY PUBLIC
My Commission Expires: 6/5/2011



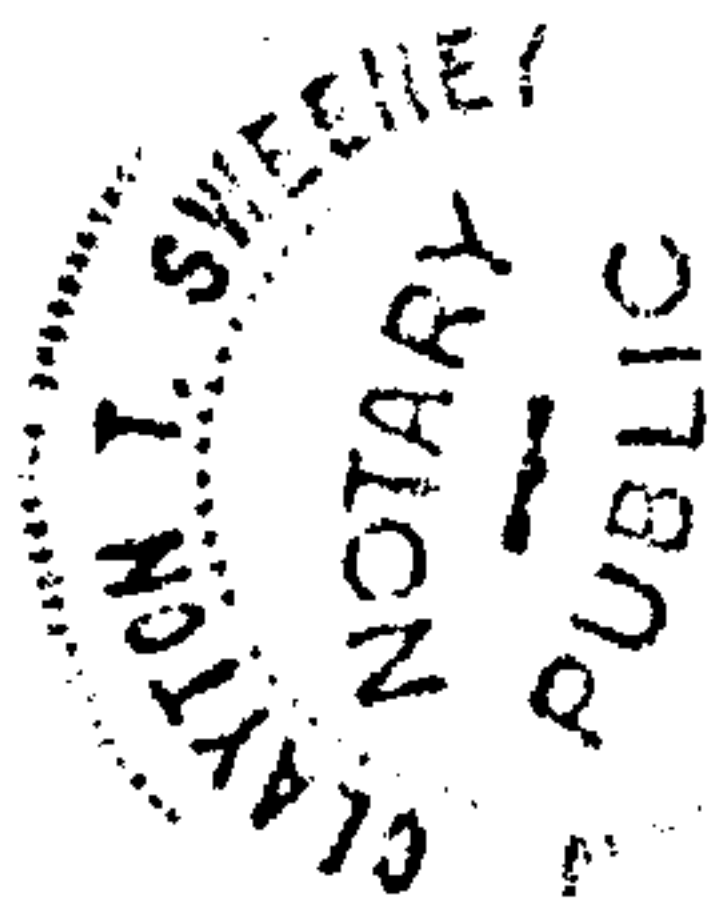
20110225000065780 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/25/2011 03:42:34 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Carolyn B. Joseph, whose name as Vice President of Calaronan Development Corp., an Alabama corporation, 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 Instrument, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of September, 2010.


NOTARY PUBLIC
My Commission Expires: 6/5/2011



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that J. Anthony Joseph, a married man, 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of September, 2010.


NOTARY PUBLIC
My Commission Expires: 6/5/2011

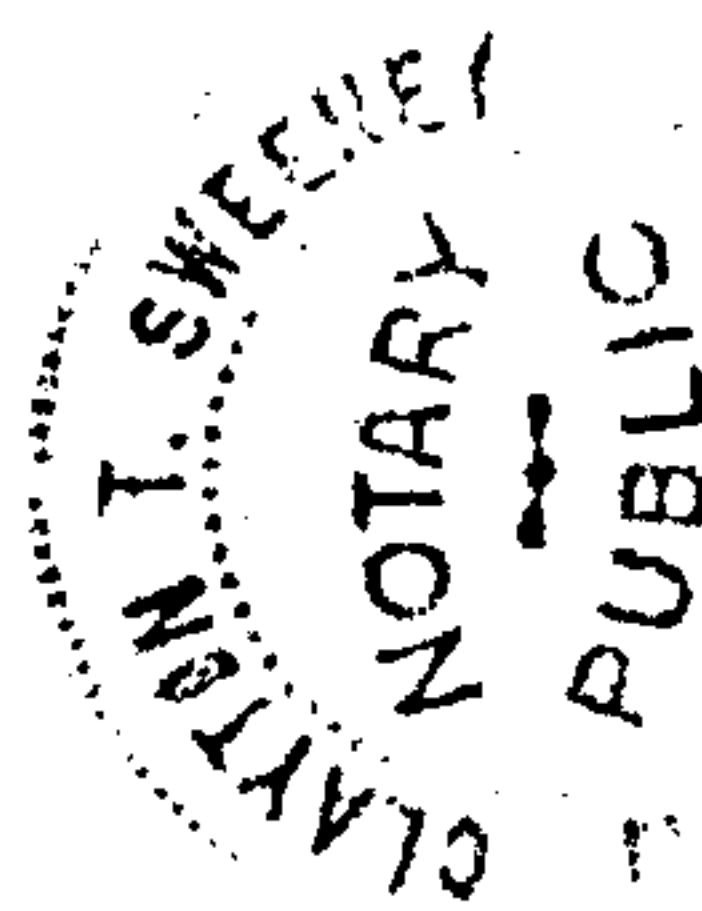



EXHIBIT A
LEGAL DESCRIPTION


20110225000065780 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/25/2011 03:42:34 PM FILED/CERT

Parcel 1:

The NE 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, less and except any part of the above described land which is a part of the following two tracts sold:

Tract to A.H. Avery by deed dated April 1, 2002, recorded in Instrument #2002-16050 in the Probate Office of Shelby County, Alabama.

Tract to Nathan F. Powell and Tammy Powell dated February 14, 2002, recorded in Instrument No. 2002-09930 in the Probate Office of Shelby County, Alabama.

Parcel II:

All of the NW 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, less and except any part of the property described in the 3 following deeds:

Deed to Nathan F. Powell and Tammy Powell dated February 14, 2002, recorded in Instrument No. 2002-09930 in the Probate Office of Shelby County, Alabama.

Deed to David W. Bland and Suzanne Bland dated January 27, 2006, recorded in Instrument No. 20060206000060700 in the Probate Office of Shelby County, Alabama.

Deed to Ronald L. Stanfa and Patricia M. Stanfa dated July 7, 2005, recorded in Instrument No. 20050726000374780 in the Probate Office of Shelby County, Alabama.

Parcel III:

All that property lying in the NE 1/4 of the NW 1/4, Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, which lies Northeast of the property conveyed to Ronald L. Stanfa and Patricia M. Stanfa in that certain deed dated July 7, 2005 and recorded as Instrument No. 20050726000374780 in the Probate Office of Shelby County, Alabama. The same being a triangular parcel lying in the Northeast corner of said NE 1/4 of NW 1/4.

AND ALSO GRANTED:

A 60 foot ingress, egress and utility easement: Commence at a ½" capped rebar in place being the Southwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 88 degrees 55 minutes 14 seconds East along the South boundary of said quarter-quarter section for a distance of 72.58 feet to a ½" rebar in place; thence proceed North 08 degrees 36 minutes 50 seconds East for a distance of 893.81 feet; thence proceed North 39 degrees 00 minutes 38 seconds West for a distance of 136.78 feet; thence proceed South 88 degrees 54 minutes 02 seconds West for a distance of 75.41 feet; thence proceed North 51 degrees 48 minutes 59 seconds West for a distance of 562.87 feet to a ½" rebar in place; thence proceed North 88 degrees 34 minutes 23 seconds East for a distance of 1819.27 feet to a 1" pipe in place; thence proceed South 01 degrees 33 minutes 55 seconds West for a distance of 329.46 feet; thence proceed North 88 degrees 33 minutes 45 seconds East for a distance of 303.63 feet; thence proceed South 02 degrees 43 minutes 55 seconds East for a distance of 404.68 feet to the centerline of a 60 foot ingress, egress and utility easement being the point of beginning. From this beginning point proceed South 78 degrees 15 minutes 27 seconds East along the centerline of said easement for a distance of 215.95 feet; thence proceed South 63 degrees 19 minutes 14 seconds East along the centerline of said easement for a distance of 259.85 feet; thence proceed North 86 degrees 38 minutes 14 seconds East along the centerline of said easement for a distance of 260.71 feet; thence proceed North 72 degrees 03 minutes 42 seconds East along the centerline of said easement for a distance of 144.0 feet; thence proceed North 87 degrees 10 minutes 51 seconds East along the centerline of said easement for a distance of 169.64 feet to its point of intersection with the Westerly right-of-way of Shelby County Road No. 47 and the termination of said easement.

AND ALSO GRANTED:

A 30 foot ingress, egress and utility easement on the South side of the following described line and subject to a 30 foot easement ingress, egress and utility on the North side of the following described line; Commence at ½" capped rebar in place being the Southwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 88 degrees 55 minutes 14 seconds East along the South boundary of said quarter-quarter section for a distance of 72.58 feet to a ½" rebar in place; thence proceed North 08 degrees 36 minutes 50 seconds East for a distance of 893.81 feet to the point of beginning. From this beginning point proceed North 39 degrees 00 minutes 38 seconds West for a distance of 136.78 feet; thence proceed South 88 degrees 54 minutes 02 seconds West for a distance of 75.41 feet; thence proceed North 51 degrees 48 minutes 59 seconds West for a distance of 562.87 feet to a ½" rebar in place; thence proceed North 88 degrees 34 minutes 23 seconds East for a distance of 1819.27 feet to a 1" pipe in place; thence proceed South 01 degrees 33 minutes 55 seconds West for a distance of 329.46 feet; thence proceed North 88 degrees 33 minutes 45 seconds East for a distance of 303.63 feet; thence proceed South 02 degrees 43 minutes 55 seconds East for a distance of 404.68 feet to the centerline of a 60 foot ingress, egress and utility easement.