

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Daniel Joseph & Seth Joseph
5924 Chelsea Rd
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Anthony Joseph, a married man and Ashley Joseph Mezrano, a married woman*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Louis Daniel Joseph and Seth Douglas Joseph*** (herein referred to as ***Grantee***), 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, 2012.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

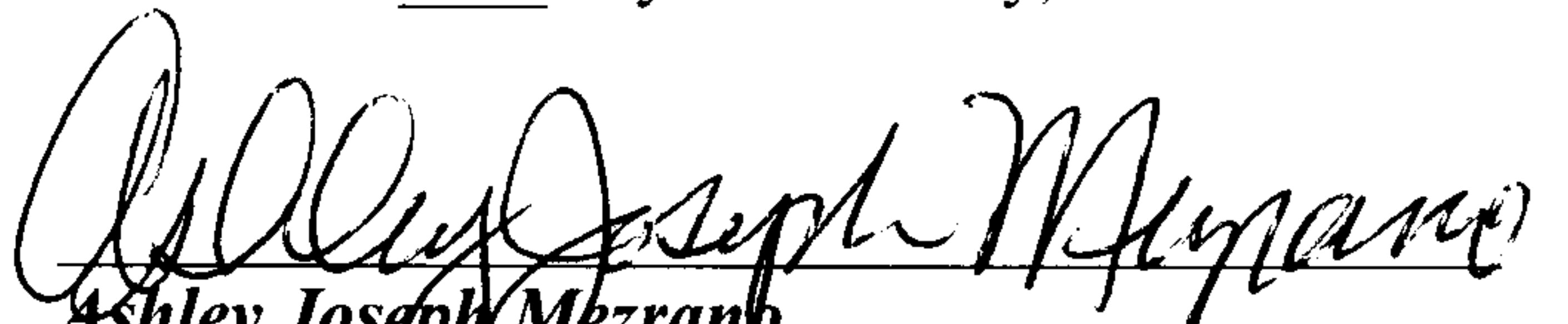
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 27th day of February, 2012.



Anthony Joseph




Ashley Joseph Mezrano

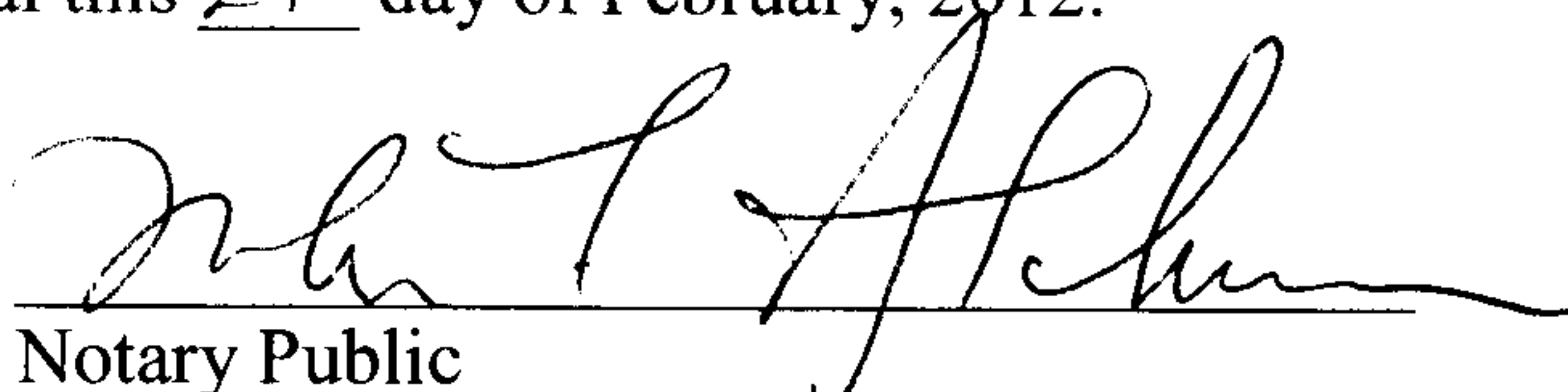
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Anthony Joseph and Ashley Joseph Mezrano***, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2012.


20120411000124280 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
04/11/2012 01:10:26 PM FILED/CERT

Shelby County, AL 04/11/2012
State of Alabama
Deed Tax: \$5.00



Notary Public
My Commission Expires: _____

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A
LEGAL DESCRIPTION

TRACT NO. 1: Commence at the Northwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 21' 14" West along the West boundary of said quarter-quarter section for a distance of 358.43 feet to the center of a creek; thence proceed Easterly along the meandering centerline of said creek for a chord bearing and distance of North 72° 35' 38" East, 1156.86 feet to a point on the North boundary of said quarter-quarter section; thence proceed North 89° 21' 26" West along the North boundary of said quarter-quarter section for a distance of 1101.75 to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and contains 5.94 acres, more or less.

TRACT NO. 2: Commence at the Northwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 89° 21' 25" East along the North boundary of said quarter-quarter section for a distance of 337.10 feet; thence proceed North 00° 17' 36" East for a distance of 151.38 feet to a point in the centerline of Tom's Creek, said point being the point of beginning. From this beginning point proceed North 83° 56' 43" West along the centerline of said creek for a distance of 370.42 feet; thence proceed North 35° 45' 50" West along the centerline of said creek for a distance of 671.37 feet; thence proceed North 50° 06' 46" West along the centerline of said creek for a distance of 490.02 feet; thence proceed North 74° 57' 52" West along the centerline of said creek for a distance of 257.76 feet to on the Easterly right-of-way of Shelby County Road No. 74; thence proceed North 02° 32' 00" East along the Easterly right-of-way of said road for a distance of 256.08 feet to a point on the North boundary of the Southwest one-fourth of the Northwest one-fourth; thence proceed South 89° 13' 46" East for a distance of 1044.92 feet (set 1/2" rebar); thence continue South 89° 13' 46" East for a distance of 335.70 feet; thence proceed South 00° 17' 36" West for a distance of 1174.27 feet to a 1/2" rebar set on creek bank; thence continue South 00° 17' 36" West for a distance of 27.96 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northwest one-fourth of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and 23 acres, more or less.



20120411000124280 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
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