

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

This instrument was prepared by:

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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Anthony Joseph
320 Joseph Drive
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, **KATHY JOSEPH AS TRUSTEE FOR LOUIS DANIEL JOSEPH AND SETH DOUGLAS JOSEPH AS ESTABLISHED UNER THE WILL OF DOUG JOSEPH PR-2004-000547, PROBATE OFFICE, SHELBY COUNTY ALABAMA** (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **ANTHONY JOSEPH AND ASHLEY JOSEPH MEZRANO** (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.

Kathy Joseph as Trustee for Louis Daniel Joseph & Seth Douglas Joseph
KATHY JOSEPH AS TRUSTEE FOR LOUIS DANIEL JOSEPH AND SETH DOUGLAS JOSEPH AS ESTABLISHED UNER THE WILL OF DOUG JOSEPH PR-2004-000547, PROBATE OFFICE, SHELBY COUNTY ALABAMA
as established under the will of Doug Joseph PR-2004-000547 Probate office, Shelby County Alabama
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **KATHY JOSEPH AS TRUSTEE FOR LOUIS DANIEL JOSEPH AND SETH DOUGLAS JOSEPH AS ESTABLISHED UNER THE WILL OF DOUG JOSEPH PR-2004-000547, PROBATE OFFICE, SHELBY COUNTY ALABAMA**, 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 conveyance, she executed the same voluntarily on the day the same bears date.

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


20120411000124290 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/11/2012 01:10:27 PM FILED/CERT

Mike T. Atchison


Notary Public
My Commission Expires: _____

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

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Southeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 89° 29' 47" West for a distance of 455.29 feet; thence proceed South 00° 30' 13" East along a fence for a distance of 46.40 feet; thence proceed South 30° 21' 44" West along a fence for a distance of 249.44 feet; thence proceed South 23° 03' 53" West along a fence for a distance of 136.08 feet; thence proceed South 07° 10' 42" West along a fence for a distance of 274.66 feet; thence proceed South 89° 19' 57" West for a distance of 674.34 feet (set 1/2" rebar); thence proceed North 00° 11' 25" East along the West boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 659.42 feet (set 1/2" rebar), said point being the Southwest corner of the Southwest one-fourth of the Northeast one-fourth of said Section 26; thence proceed North 00° 11' 25" East along the West boundary of the Southwest one-fourth of the Northeast one-fourth for a distance of 659.42 feet (set 1/2" rebar); thence proceed North 89° 17' 55" East for a distance of 668.73 feet (set 1/2" rebar); thence proceed South 00° 02' 47" West for a distance of 330.86 feet (set 1/2" rebar); thence proceed North 89° 23' 52" East along the East boundary of the Southwest one-fourth of the Northeast one-fourth for a distance of 669.55 feet (set 1/2" rebar); thence proceed South 00° 05' 49" East for a distance of 332.0 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth and Northwest one-fourth of the Southeast one-fourth of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama, and contains 26.7 acres, more or less.


20120411000124290 2/2 \$16.00
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