

SEND TAX NOTICE TO:

E & Z Joseph, LLC  
P.O. Box 36849  
Hoover, AL 35236

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH WAS SPECIFICALLY DECLINED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION USED WAS PROVIDED BY THE GRANTORS.**

STATE OF ALABAMA:  
JEFFERSON COUNTY:


**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN AND NO/100.....(\$10.00) Dollars**, to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **ZAFIRA D. JOSEPH**, as **Trustee of the ZAFIRA D. JOSEPH REVOCABLE LIVING TRUST DATED SEPTEMBER 29TH, 2006 (herein referred to as GRANTOR)**, do grant, bargain, sell and convey unto **E & Z JOSEPH, LLC (herein referred to as GRANTEE)**, **an undivided one-half (1/2) interest** in the following described real estate situated in **SHELBY County, Alabama**, to-wit:

**A parcel of land situated SE ¼ of the SW ¼ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: commence at the southeast corner of the SE ¼ of the SW ¼ of section 2, Township 21 South, Range 3 West and run West along the south line of said ¼ - ¼ section for 386.59 feet; thence 98 degrees 28' 40" right and run Northeasterly for 362.18 feet; thence 89 degrees 07' left and run northwesterly for 150.11 feet; thence 90 degrees 11' 30" right and run northeasterly along the centerline of 6<sup>th</sup> Street to its intersection with the centerline of 11<sup>th</sup> Avenue SW; thence 90 degrees 13' left and run northwesterly along the centerline of 11<sup>th</sup> Avenue SW for 312.11 feet; thence 90 degrees 00' left and run southwesterly for 30 feet to the southerly right of way line of 11<sup>th</sup> Avenue SW and the point of beginning; thence continue along the last stated course for 175.00 feet; thence 84 degrees 10' 24" right and run southwesterly for 120.43 feet to a point on the easterly right of way line of the Louisville & Nashville railroad and curve to the right having a radius of 1860.08 feet; thence 87 degrees 42' 47" right to tangent of said curve and run northerly along the arc of said curve and along said right of way line for 188.02 feet to the southerly right of way line of 11<sup>th</sup> Avenue SW; thence 92 degrees 19' 19" right from tangent of said curve and run southeasterly along said right of way line for 136.90 feet to the point of beginning.**

Subject to:

1. Taxes for 2013 and subsequent years, not yet due and payable.
2. Restrictions appearing of record in Deed Book 354, Page 252.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.


  
20130115000020730 1/3 \$82.00  
Shelby Cnty Judge of Probate, AL  
01/15/2013 01:48:11 PM FILED/CERT

Shelby County, AL 01/15/2013  
State of Alabama  
Deed Tax: \$64.00

TO HAVE AND TO HOLD Unto the said GRANTEE, it's successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, it's successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, it's successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of December, 2012.

 (Seal)  
**ZAFIRA D. JOSEPH, AS TRUSTEE  
OF THE ZAFIRA D. JOSEPH REVOCABLE  
LIVING TRUST DATED SEPTEMBER  
29TH, 2006**

STATE OF ALABAMA:  
JEFFERSON COUNTY:


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ZAFIRA D. JOSEPH, AS TRUSTEE OF THE ZAFIRA D. JOSEPH REVOCABLE LIVING TRUST DATED SEPTEMBER 29TH, 2006**, 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, in her above stated capacity as Trustee, executed the same voluntarily on the day the same bears date.

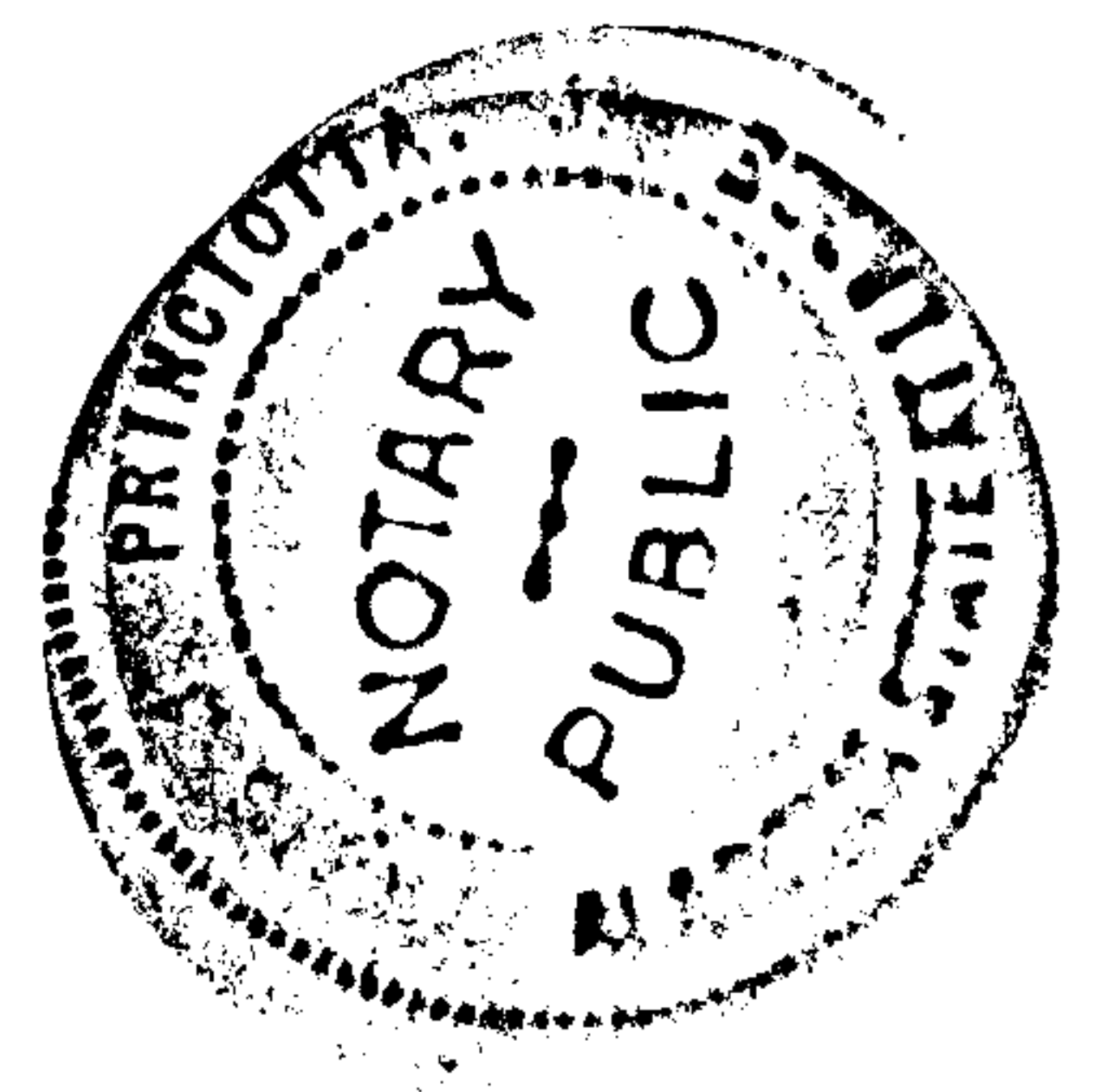
Given under my hand and official seal this 28th day of December, 2012.

  
Notary Public

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 5, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

  
20130115000020730 2/3 \$82.00  
Shelby Cnty Judge of Probate, AL  
01/15/2013 01:48:11 PM FILED/CERT





# Real Estate Sales Validation Form

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

Grantor's Name Zafira D. Joseph, as Trustee of Grantee's Name E & Z Joseph, LLC  
Mailing Address the Zafira D. Joseph Rev. Liv. Tst. Mailing Address: P.O. Box 36849  
Hoover, AL 35236 Hoover, AL 35236

Property Address Office Warehouse Bldg. Date of Sale 12/28/2012  
off 11th Ave. SW Total Purchase Price \$  
Alabaster, AL 35007 or  
Actual Value \$

Assessor's Market Value \$ 127,500.00 \*  
\* 1/2 Market Value \$ 63,750.00

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 12/28/2012

Zafira D. Joseph, as Trustee of the Zafira D.  
Print Joseph Rev. Liv. Trust dated September 29th, 2006

☐ Unattested  
☐ (verified by)

Sign Zafira D. Joseph  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

