

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 in the Southwest ¼ of Southeast ¼ and in Southeast ¼ of Southwest ¼ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama. Commence at the Southeast corner of Southwest ¼ of Southeast ¼ of Section 2, Township 21 South, Range 3 West, and run Northerly along said ¼ - ¼ line for 785.78 feet; thence 80 degrees 01' 30" to the left and run Northwesterly for 1120.44 feet to the point of beginning; thence continue along last stated course for 354.91 feet to a point on the most Easterly right-of-way line of the Alabama Highway No. 119; then 88 degrees 15' 30" to the left and run Southwesterly along said right-of-way for 143.21 feet to the beginning of a curve to the right having a radius of 2599.80 feet and subtending a central angle of 2 degrees 13' 30" thence Southwesterly along said arc of curve for 100.91 feet to the end of said curve; thence from tangent of said curve turn 93 degrees 58' 00" to the left and run Southeasterly for 356.87 feet; thence 88 degrees 15' 30" to the left and run Northeasterly for 244.10 feet to the point of beginning; being situated in Shelby County, Alabama.**

**Also known as Parcel No. 23-1-02-4-001-024.001.**

Subject to:

1. Taxes for 2013 and subsequent years, not yet due and payable.
2. Right-of-way granted to SHELBY County recorded in Inst. No. 1996-25306.
3. Less and except any part of subject property lying within any road right-of-way.
4. 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.
5. Right-of-way as recorded in Inst. No. 2001-13265.


Shelby County, AL 01/15/2013  
State of Alabama  
Deed Tax:\$101.00

  
20130115000020760 1/3 \$119.00  
Shelby Cnty Judge of Probate, AL  
01/15/2013 01:48:14 PM FILED/CERT

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.

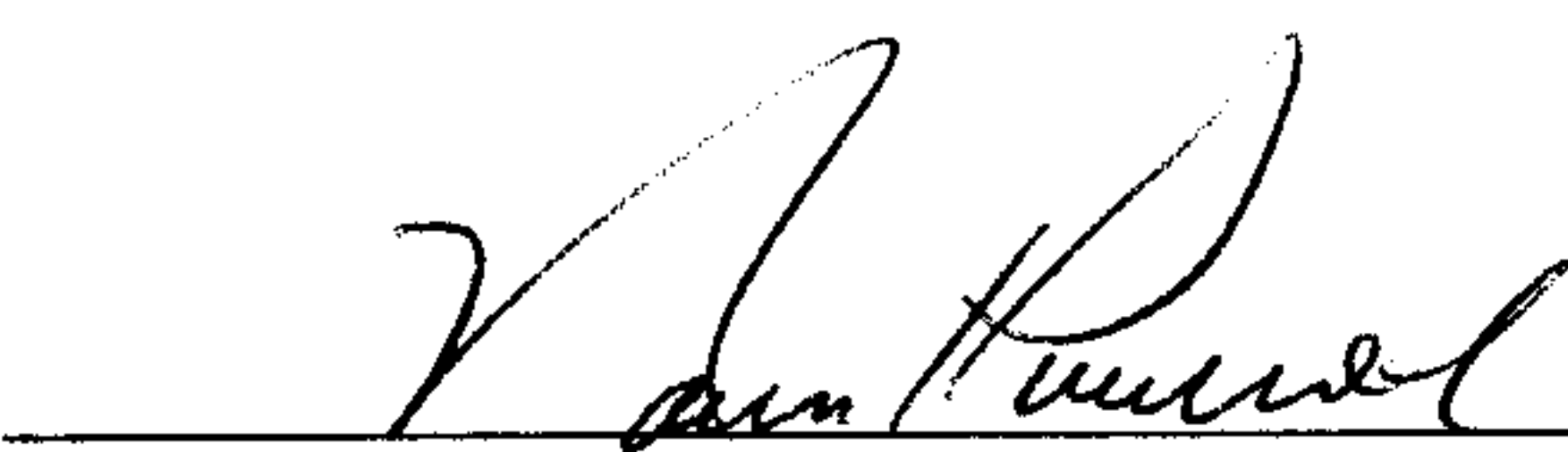
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of December, 2012.

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


STATE OF ALABAMA:  
JEFFERSON COUNTY:

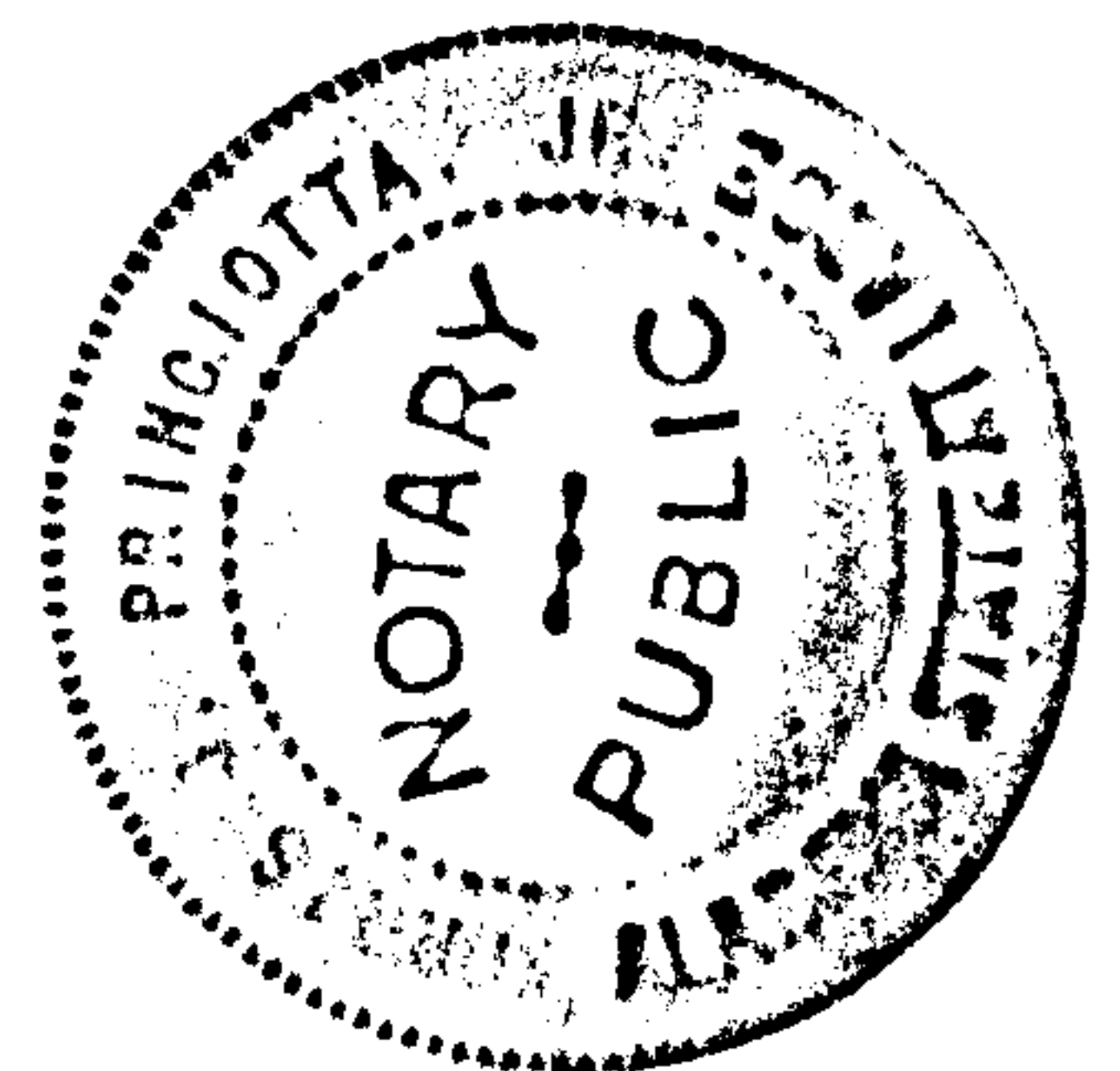
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ZAFIRA D. JOSEPH, AS TRUSTEE OF THE ZAFIRA D. JOSEPH REVOCABLE LIVING TRUST DATED SEPTEMBER 29TH, 2006**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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

  
20130115000020760 2/3 \$119.00  
Shelby Cnty Judge of Probate, AL  
01/15/2013 01:48:14 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  
P.O. Box 36849 Hoover, AL 35236  
Hoover, AL 35236

Property Address 1.568 acres off AL Hwy. 119 Date of Sale 12/28/2012  
Alabaster, AL 35007 Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 201,330.00 \*  
\* 1/2 Market Value: \$ 100,665.00

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

