

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 Section 2, Township 21 South, Range 3 West, being more particularly described as follows:

Commence at the southeast corner of SW ¼ of SE ¼, Section 2, Township 21 South, Range 3 West, and run thence north along the east line of said ¼ - ¼ for 999.78 feet to the point of beginning; said point also being the northeast corner of the Thornton property; thence continue north along the last stated course for 1648.88 feet to the northeast corner of NW ¼ of SE ¼; thence an angle to the left of 146 deg. 52 min. 15 sec. and run southwesterly for 602.0 feet; thence 90 deg. 00 min, 00 sec. to the right and run northwesterly for 337.43 feet; thence 90 deg. 00 min. 00 sec. to the left and run southwesterly for 116.00 feet; thence 90 deg. 00 min. 00 sec. left and run southeasterly for 21.00 feet; thence 90 deg. 00 min. 00 sec. right and run southwesterly for 80.00 feet; thence 96 deg. 03 min. 09 sec. left and run southeasterly for 72.2 feet; thence 2 deg. 48 min. 30 sec. right and run southeasterly for 130.0 feet; thence 90 deg. 00 min. 00 sec. right and run southwesterly for 282.23 feet; thence 90 deg. 00 min. 00 sec. right and run northwesterly for 102.24 feet to the easterly right of way line of 2nd Court; thence 86 deg. 18 min. 32 sec. left and run southwesterly along said right of way line for 666.18 feet; thence 21 deg. 51 min. 45 sec. left and run southwesterly for 125.72 feet to the north line of the Thornton property; thence 92 deg. 36 min. 00 sec. left and run southeasterly along the north line of said Thornton property for 1162.02 feet to the point of beginning.

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.


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Shelby County, AL 01/15/2013
State of Alabama
Deed Tax: \$60.00

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.

Zafira D. Joseph (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.

[Signature]
Notary Public

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



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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 24 acres off 4th Street SW Date of Sale 12/28/2012
Alabaster, AL 35007 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 120,000.00 *
* 1/2 Market Value: \$ 60,000.00

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



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