

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:

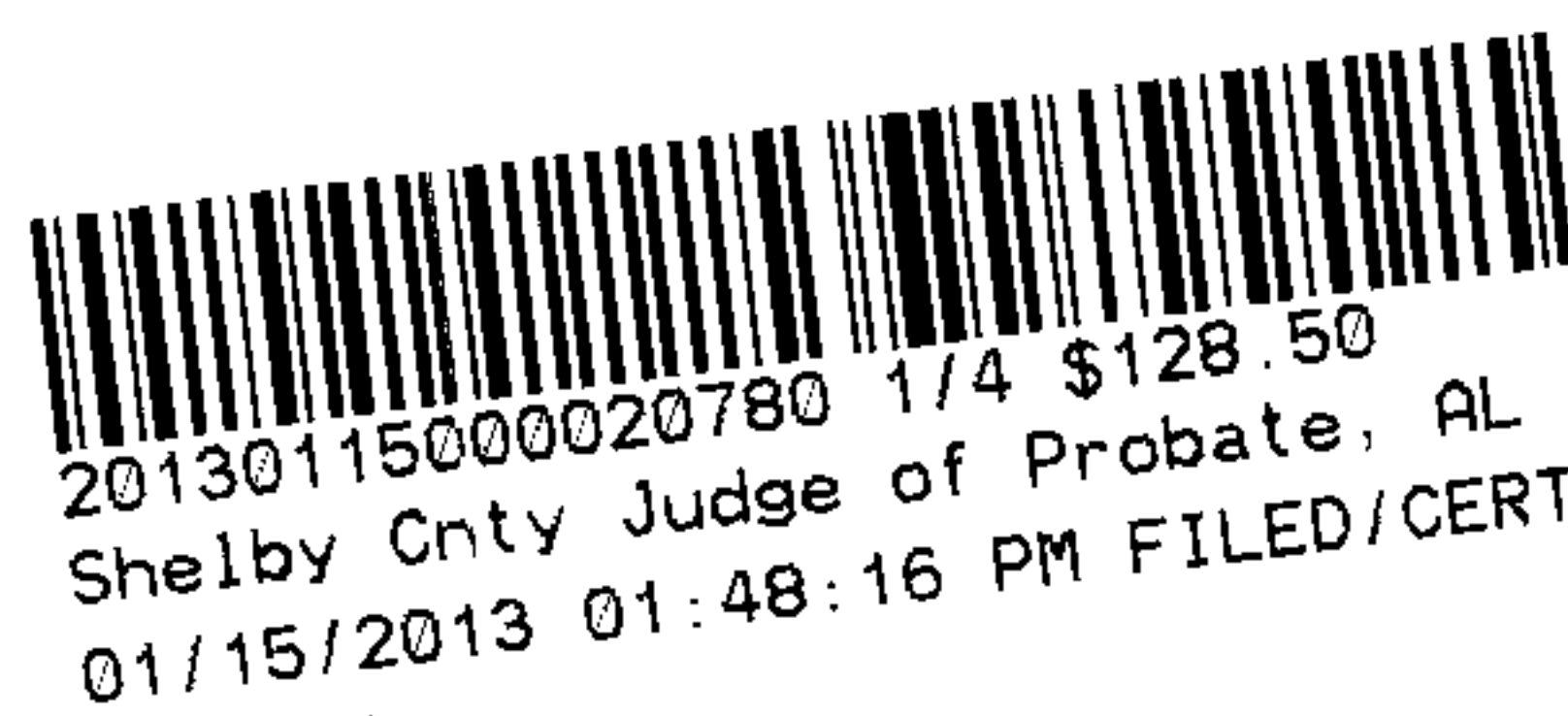
See attached “Exhibit A” for legal description.

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 set forth in Instrument No. 2001-13265.

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:

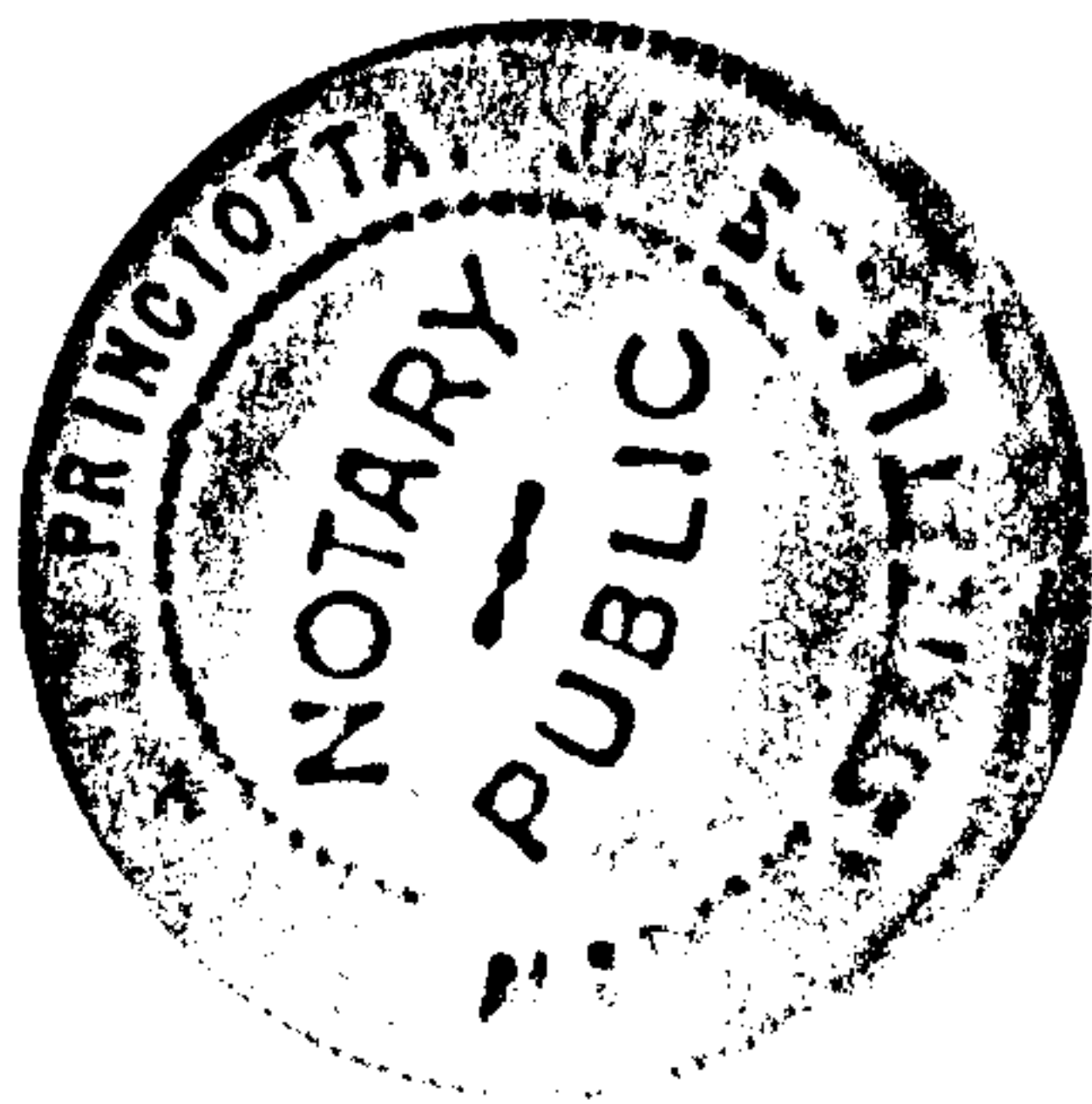
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ZAFIRA D. JOSEPH, AS TRUSTEE OF THE ZAFIRA D. JOSEPH REVOCABLE LIVING TRUST DATED SEPTEMBER 29TH, 2006**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20130115000020780 2/4 \$128.50
Shelby Cnty Judge of Probate, AL
01/15/2013 01:48:16 PM FILED/CERT



"Exhibit A"
LEGAL DESCRIPTION

Parcel I

A parcel of land situated in SE $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at SE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, thence run west along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 366.20 feet to the most easterly right of way line of Alabama Highway #119; said point also being on a curve to the right having a radius of 3433.55 and subtending a central angle of 5 degrees, 58 minutes, 12 seconds; thence from last stated course turn 96 degrees, 15 minutes, 25 seconds, to the tangent of said curve and run northeasterly along curve and highway right of way for 357.57 feet to end of curve; thence at tangent to said curve run northeasterly along said right of way for 235.06 feet; thence 82 degrees, 56 minutes, 13 seconds, right and run southeasterly for 241.35 feet; thence 82 degrees, 56 minutes 10 seconds right and run southerly for 561.29 feet to point of beginning.


Parcel II

A parcel of land situated in SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and in SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.

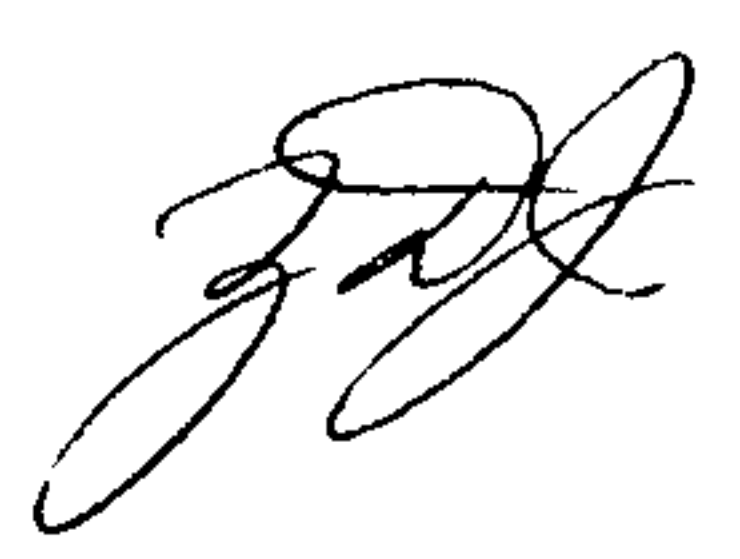
Commence at the SE corner of SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, thence run north along $\frac{1}{4}$ - $\frac{1}{4}$ line 442.60 feet to the point of beginning; thence continue north along said $\frac{1}{4}$ - $\frac{1}{4}$ line for 343.18 feet; thence 80 deg, 01 Minutes, 30 seconds, to the left and run Northwesterly for 1120.44 feet; thence 88 degrees 15 minutes, 30 seconds, to the left and run southwesterly for 244.10 feet; thence 88 degrees, 15 minutes, 30 seconds to the right and run northwesterly for 356.87 feet to a point on the most easterly right of way line of Alabama Highway No. 119; thence 86 degrees, 02 minutes 00 seconds to the left and run southwesterly along said right way line for 178.73 feet; thence 97 degrees, 03 minutes, 47 seconds to the left and run Southeasterly for 1558.82 feet to the point of beginning.

Parcel III

A parcel of land situated in SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama more particularly described as follows; begin at the southeast corner of the southwest $\frac{1}{4}$ of southeast $\frac{1}{4}$ Section 2, Township 21 South, Range 3 West; thence run north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 442.60 feet; thence 83 degrees 07 minutes 17 seconds, left and run northwesterly for 1317.47 feet; thence 97 degrees 03 minutes, 50 seconds left and run southerly for 561.29 feet to the south line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 88 degrees 06 minutes 00 seconds left and run easterly along said South Line for 1306.76 to the point of beginning.


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Shelby County, AL 01/15/2013
State of Alabama
Deed Tax: \$107.50



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 25.54 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 \$ 215,000.00 *

* 1/2 Market Value: \$ 107,500.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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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