

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:

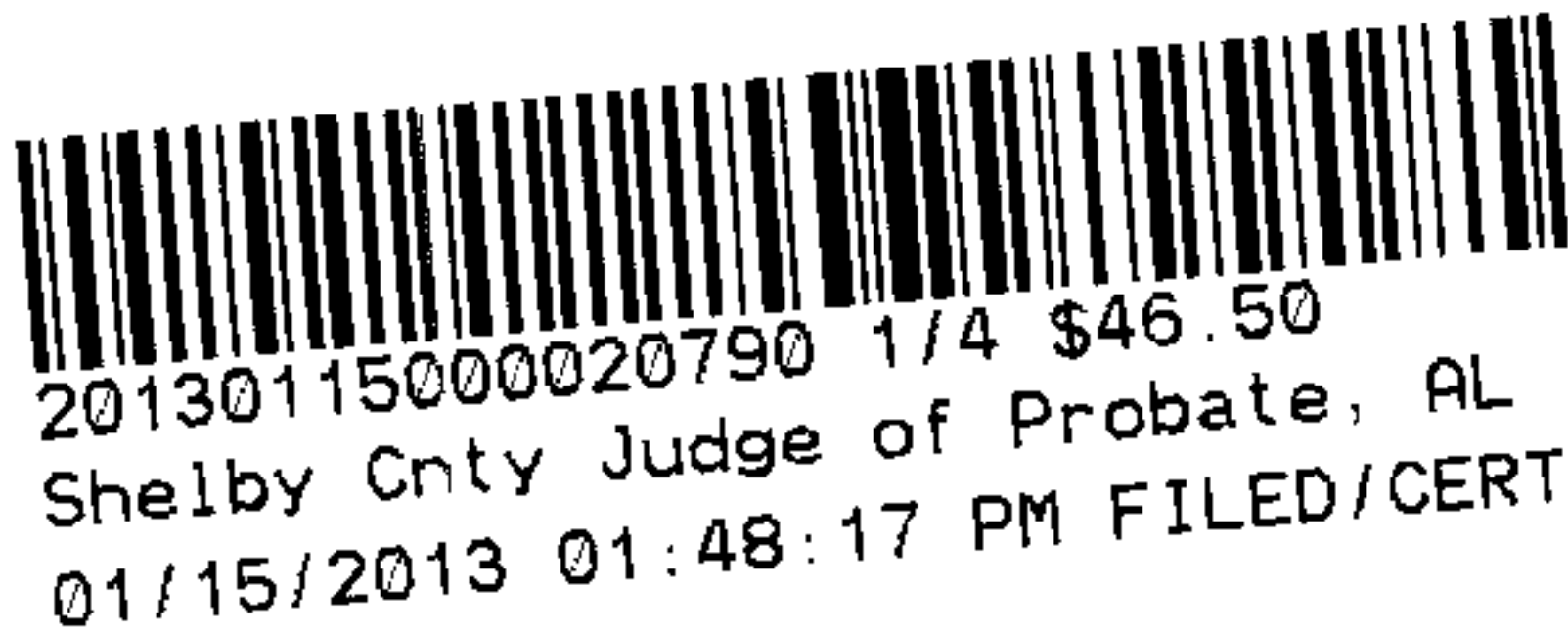
See attached “Exhibit A” for legal description.

Subject to:

1. Taxes for 2013 and subsequent years, not yet due and payable.
2. Less and except any part of subject property lying within any road right-of-way.
3. Right-of-way granted to South Central Bell Telephone Company recorded in Deed Book 342, Page 939 and Real 42, Page 966.
4. Right-of-way granted to Alabama Power Company recorded in Real 41, Page 845.
5. Right-of-way as recorded in Deed Book 307, Page 950.
6. 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.

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:

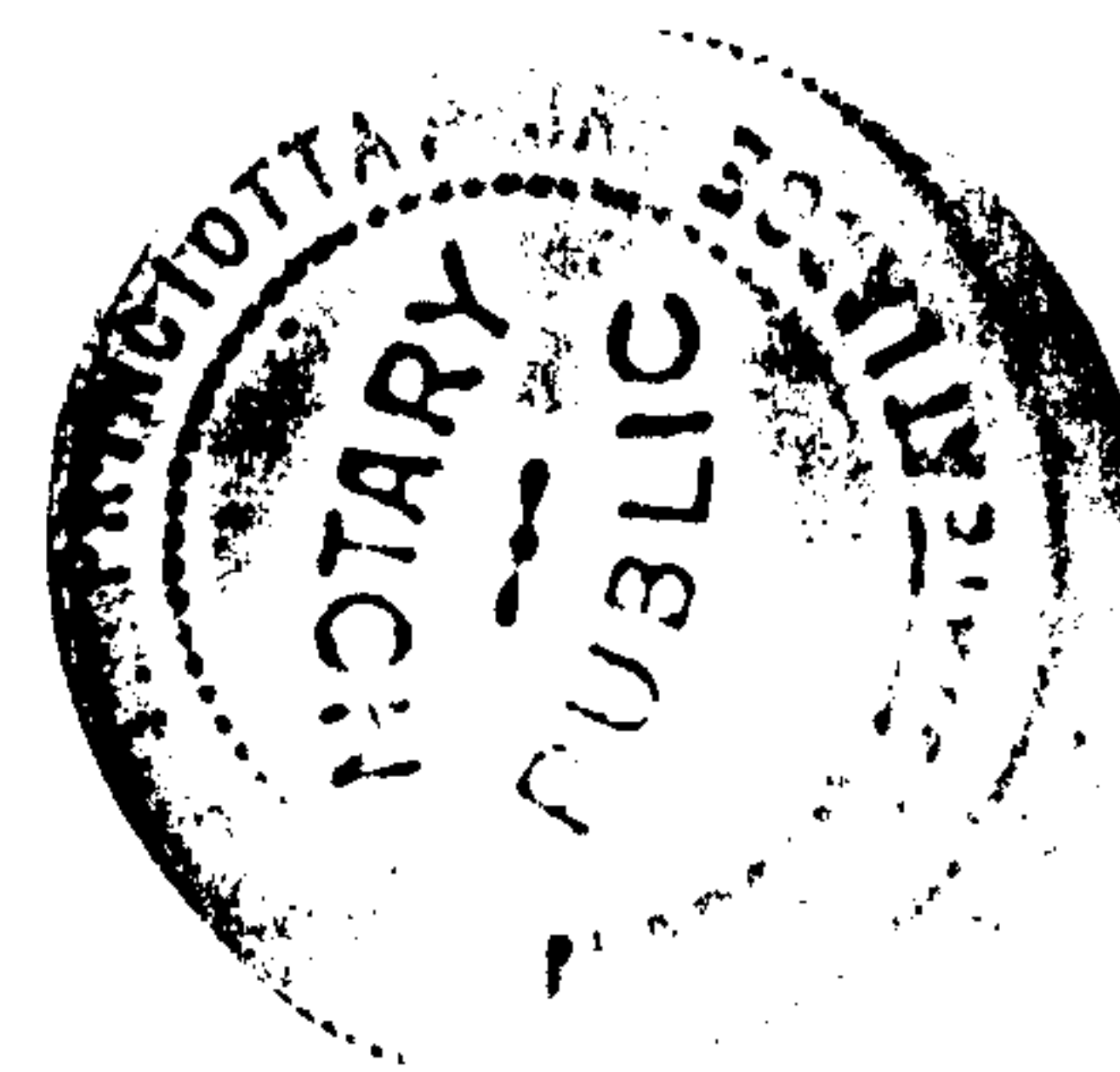
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ZAFIRA D. JOSEPH, AS TRUSTEE OF THE ZAFIRA D. JOSEPH REVOCABLE LIVING TRUST DATED SEPTEMBER 29TH, 2006**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on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


20130115000020790 2/4 \$46.50
Shelby Cnty Judge of Probate, AL
01/15/2013 01:48:17 PM FILED/CERT



Shelby County, AL 01/15/2013
State of Alabama
Deed Tax: \$25.50

"Exhibit A"


Part I

Better known as Parcel No. 23-1-02-1-102-005 according to the Tax Assessors Office of Shelby County, Alabama.

A Part of the N $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, described as beginning at a point on the West line of the Montevallo and Ashville Road where the South line of said N $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ crosses said road; thence west 1020 feet, more or less, to the East right-of-way line of the L & N Railroad South bound tract for point of beginning; thence run in a Northeasterly direction along said railroad right-of-way 210 feet; thence run East 105 feet; thence run Southwesterly and parallel with said Railroad tract 210 feet to North side of Road; thence run West along North line of said road 105 feet to point of beginning. Situated in Shelby County, Alabama.

Part II

A portion of Deed Book 307, Page 946. Less and except property conveyed in Deed Book 332, Page 373; Deed Book 350, Page 35; Real 35, Page 819; Real 76, Page 551; Real 158, Page 213; Real 261, Page 817 and Inst. No. 1997-05120.


20130115000020790 3/4 \$46.50
Shelby Cnty Judge of Probate, AL
01/15/2013 01:48:17 PM FILED/CERT

[Handwritten signature]

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 518 6th Ave. SW
Alabaster, AL 35007

Date of Sale 12/28/2012
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 50,860.00 *
* 1/2 Market Value: \$ 25,430.00

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

Sign

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

Verified by)

Form RT-1



20130115000020790 4/4 \$46.50
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