

This instrument was prepared by:  
Wallace, Ellis, Fowler, Head & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Ashley J. Mezrano  
320 Joseph Drive  
Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and No/00 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Steven M. Mezrano, a married man,** (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **Ashley Joseph Mezrano, (herein referred to as grantee, whether one or more),** all of his one-half interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2014 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.


**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5<sup>th</sup> day of APRIL, 2014.

  
Steven M. Mezrano

Shelby County, AL 05/07/2014  
State of Alabama  
Deed Tax: \$155.50

  
20140507000137400 1/4 \$178.50  
Shelby Cnty Judge of Probate, AL  
05/07/2014 11:35:19 AM FILED/CERT

SEE ATTACHED FOR ACKNOWLEDGMENT

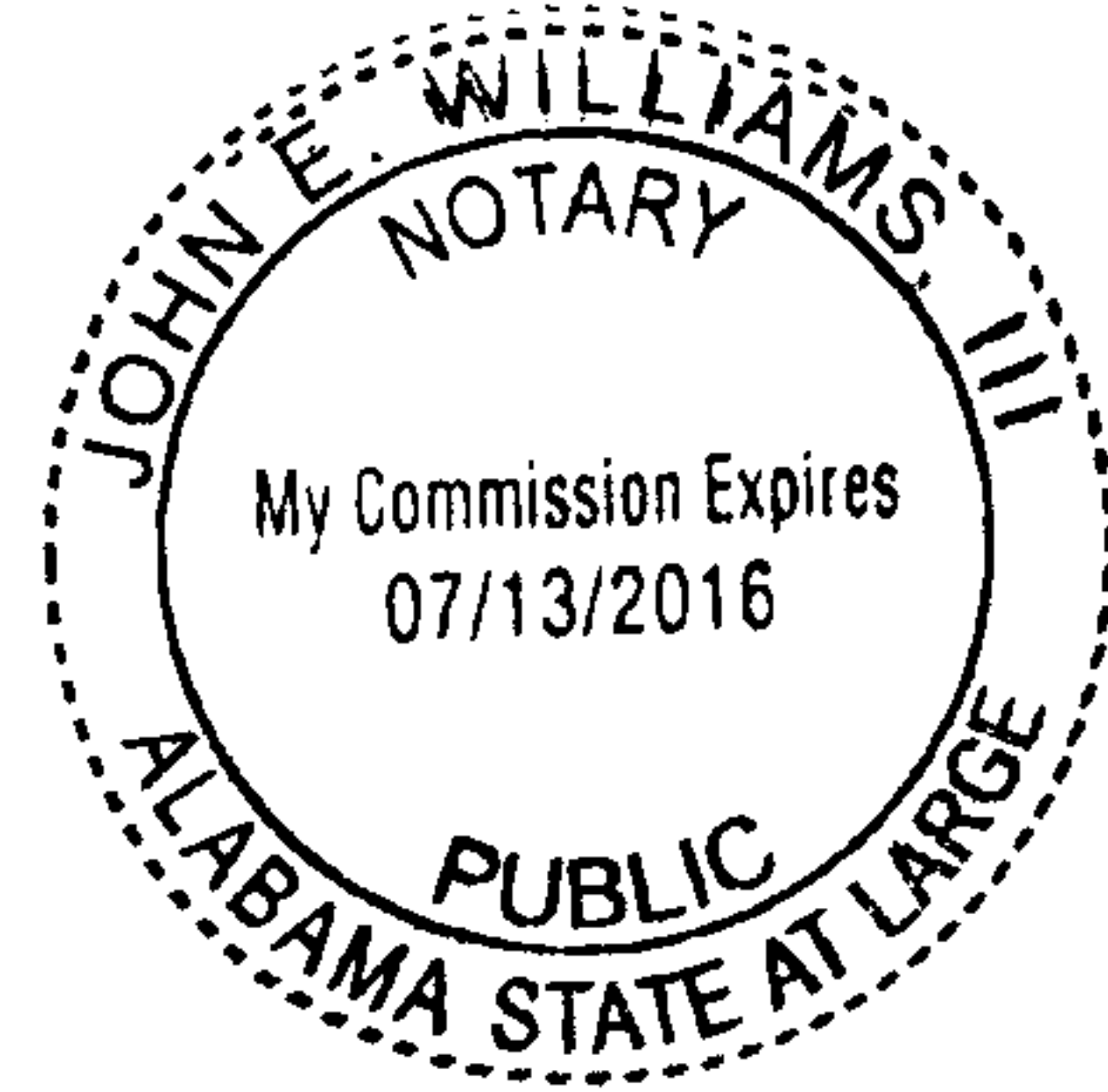
**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steven M. Mezrano, who 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of APRIL, 2014.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7/13/16



20140507000137400 2/4 \$178.50  
Shelby Cnty Judge of Probate, AL  
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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 : Steven M. Mezrano  
Mailing Address 320 Joseph Drive  
Columbiana, AL 35051

Grantee's Name: Ashley Joseph Mezrano  
Mailing Address: 320 Joseph Drive  
Columbiana, AL 35051

Property Address: 15-2-10-0-001-003.000  
15-2-10-0-000-001.000

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 155,100.00 (1/2 int.)

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 – Tax Assessor

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 4-5-14

Sign Steven M. Mezrano  
(Grantor/Grantee/Owner/Agent) circle one

Print \_\_\_\_\_

☐ Unattested

\_\_\_\_\_  
(Verified by)

Form RT-1



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Parcel 1:**

The NE 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, less and except any part of the above described land which is a part of the following two tracts sold:

Tract to A.H. Avery by deed dated April 1, 2002, recorded in Instrument #2002-16050 in the Probate Office of Shelby County, Alabama.

Tract to Nathan F. Powell and Tammy Powell dated February 14, 2002, recorded in Instrument No. 2002-09930 in the Probate Office of Shelby County, Alabama.

**Parcel II:**

All of the NW 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, less and except any part of the property described in the 3 following deeds:

Deed to Nathan F. Powell and Tammy Powell dated February 14, 2002, recorded in Instrument No. 2002-09930 in the Probate Office of Shelby County, Alabama.

Deed to David W. Bland and Suzanne Bland dated January 27, 2006, recorded in Instrument No. 20060206000060700 in the Probate Office of Shelby County, Alabama.

Deed to Ronald L. Stanfa and Patricia M. Stanfa dated July 7, 2005, recorded in Instrument No. 20050726000374780 in the Probate Office of Shelby County, Alabama.

**Parcel III:**

All that property lying in the NE 1/4 of the NW 1/4, Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, which lies Northeast of the property conveyed to Ronald L. Stanfa and Patricia M. Stanfa in that certain deed dated July 7, 2005 and recorded as Instrument No. 20050726000374780 in the Probate Office of Shelby County, Alabama. The same being a triangular parcel lying in the Northeast corner of said NE 1/4 of NW 1/4.

**AND ALSO GRANTED:**

A 60 foot ingress, egress and utility easement: Commence at a 1/2" capped rebar in place being the Southwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 88 degrees 55 minutes 14 seconds East along the South boundary of said quarter-quarter section for a distance of 72.58 feet to a 1/2" rebar in place; thence proceed North 08 degrees 36 minutes 50 seconds East for a distance of 893.81 feet; thence proceed North 39 degrees 00 minutes 38 seconds West for a distance of 136.78 feet; thence proceed South 88 degrees 54 minutes 02 seconds West for a distance of 75.41 feet; thence proceed North 51 degrees 48 minutes 59 seconds West for a distance of 562.87 feet to a 1/2" rebar in place; thence proceed North 88 degrees 34 minutes 23 seconds East for a distance of 1819.27 feet to a 1" pipe in place; thence proceed South 01 degrees 33 minutes 55 seconds West for a distance of 329.46 feet; thence proceed North 88 degrees 33 minutes 45 seconds East for a distance of 303.63 feet; thence proceed South 02 degrees 43 minutes 55 seconds East for a distance of 404.68 feet to the centerline of a 60 foot ingress, egress and utility easement being the point of beginning. From this beginning point proceed South 78 degrees 15 minutes 27 seconds East along the centerline of said easement for a distance of 215.95 feet; thence proceed South 63 degrees 19 minutes 14 seconds East along the centerline of said easement for a distance of 259.85 feet; thence proceed North 86 degrees 38 minutes 14 seconds East along the centerline of said easement for a distance of 260.71 feet; thence proceed North 72 degrees 03 minutes 42 seconds East along the centerline of said easement for a distance of 144.0 feet; thence proceed North 87 degrees 10 minutes 51 seconds East along the centerline of said easement for a distance of 169.64 feet to its point of intersection with the Westerly right-of-way of Shelby County Road No. 47 and the termination of said easement.

**AND ALSO GRANTED:**

A 30 foot ingress, egress and utility easement on the South side of the following described line and subject to a 30 foot easement ingress, egress and utility on the North side of the following described line; Commence at 1/2" capped rebar in place being the Southwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 88 degrees 55 minutes 14 seconds East along the South boundary of said quarter-quarter section for a distance of 72.58 feet to a 1/2" rebar in place; thence proceed North 08 degrees 36 minutes 50 seconds East for a distance of 893.81 feet to the point of beginning. From this beginning point proceed North 39 degrees 00 minutes 38 seconds West for a distance of 136.78 feet; thence proceed South 88 degrees 54 minutes 02 seconds West for a distance of 75.41 feet; thence proceed North 51 degrees 48 minutes 59 seconds West for a distance of 562.87 feet to a 1/2" rebar in place; thence proceed North 88 degrees 34 minutes 23 seconds East for a distance of 1819.27 feet to a 1" pipe in place; thence proceed South 01 degrees 33 minutes 55 seconds West for a distance of 329.46 feet; thence proceed North 88 degrees 33 minutes 45 seconds East for a distance of 303.63 feet; thence proceed South 02 degrees 43 minutes 55 seconds East for a distance of 404.68 feet to the centerline of a 60 foot ingress, egress and utility easement.

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