

SEND TAX NOTICE TO:

Star Lake Family, LLC
420 North 20th St, Ste 3400
Birmingham, AL 35203

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216


20160426000136580 1/4 \$85.00
Shelby Cnty Judge of Probate, AL
04/26/2016 09:14:56 AM FILED/CERT

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, JOE A. JOSEPH and PAMELA JOSEPH MOORE, AS PERSONAL REPRESENTATIVES UNDER THE ESTATE OF JOE J. JOSEPH, DECEASED, PROBATE CASE NO. 2008-200456, AS FILED IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA and JOE A. JOSEPH and PAMELA JOSEPH MOORE AS TRUSTEES OF THE TESTAMENTARY FAMILY TRUST AS CREATED IN THE ESTATE OF JOE J. JOSEPH, DECEASED, PROBATE CASE NO. 2008-200456, AS FILED IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA (herein referred to as GRANTORS) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTORS, do by these presents grant, bargain, sell and convey unto STAR LAKE FAMILY, LLC (hereinafter 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:

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1. Taxes for 2016 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.

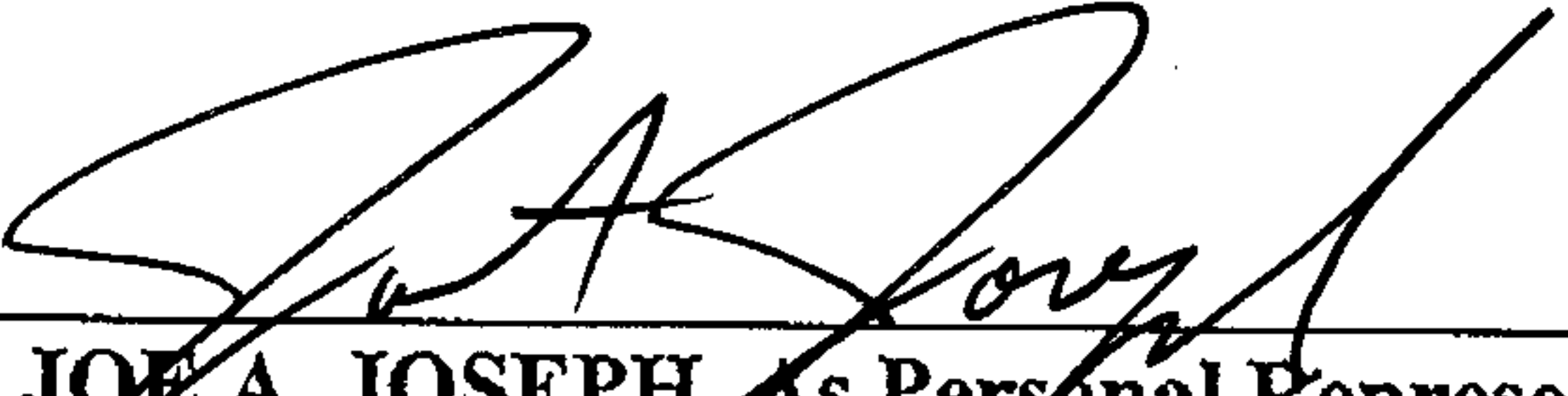
Also known as Parcel No. 23-1-02-4-001-015.000.

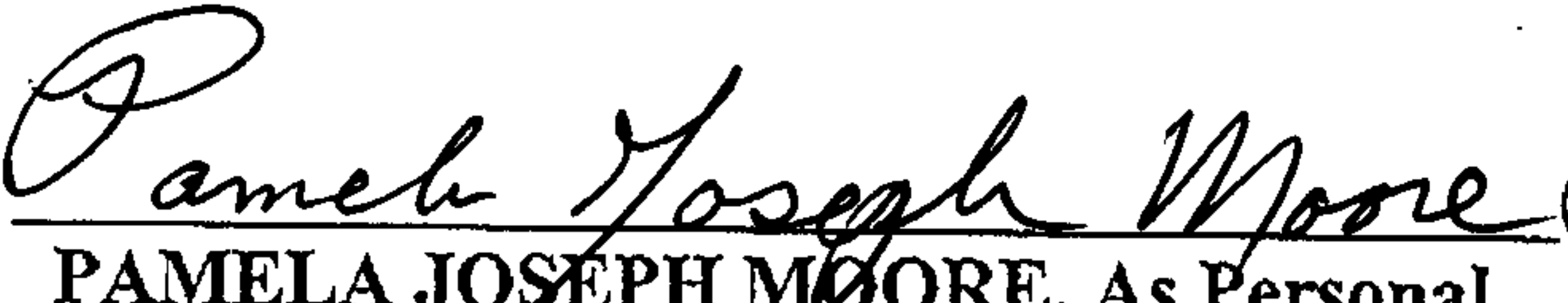
The above described property is not the homestead property of any of the Grantors, or of any of the Grantors' spouses.

TO HAVE AND TO HOLD Unto the said GRANTEE, it's successors and assigns, forever.

And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, by their authorized signatories, have hereunto set their signatures and seals, this the 14th day of April, 2016.

 (Seal)
JOE A. JOSEPH, As Personal Representative of
the Estate of JOE J. JOSEPH, Deceased, Probate
Case No. 2008-200456, in the Shelby County, AL
Probate Office

 (Seal)
PAMELA JOSEPH MOORE, As Personal
Representative of the Estate of JOE J. JOSEPH,
Deceased, Probate Case No. 2008-200456, in the
Shelby County, AL Probate Office

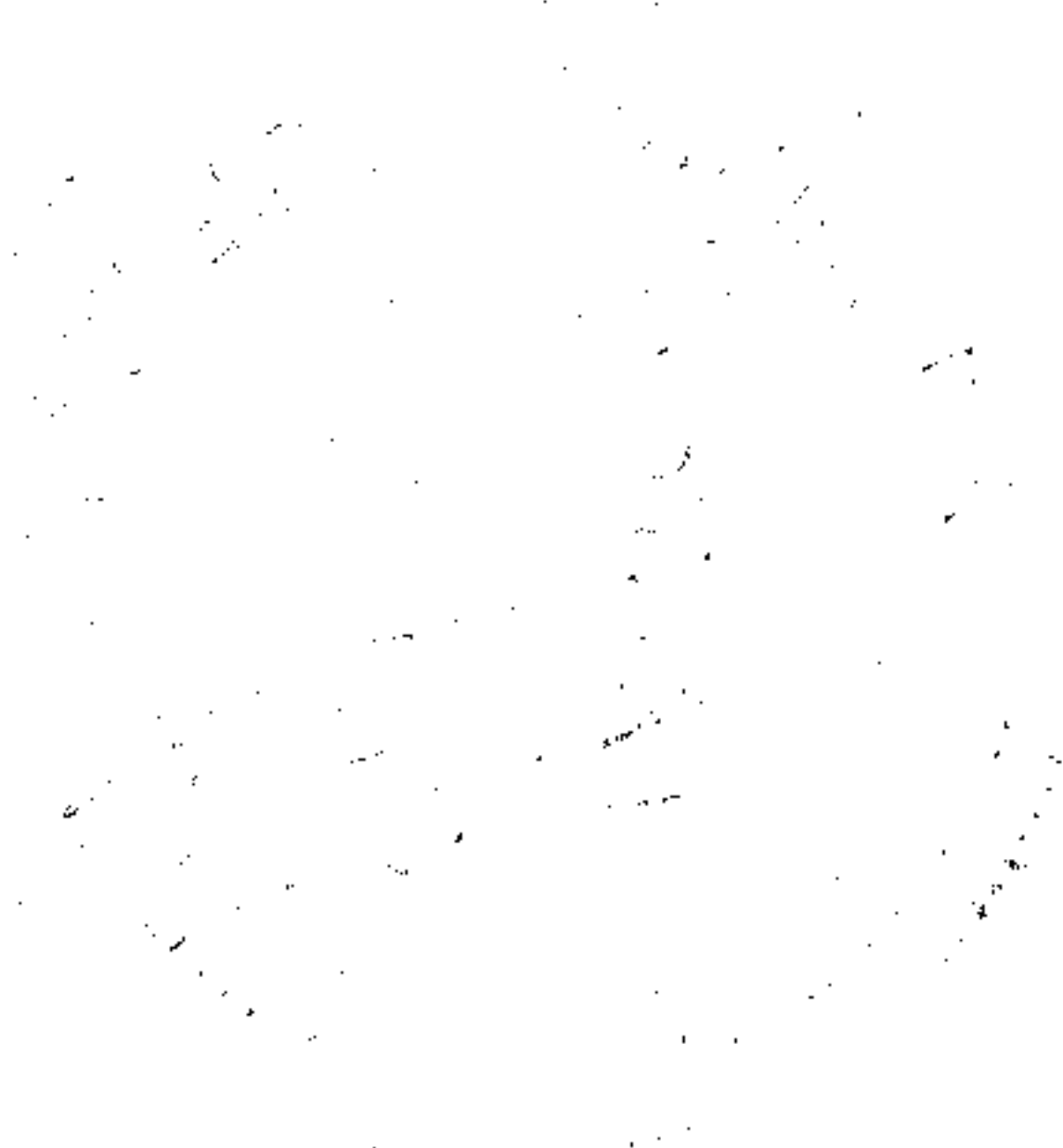
 (Seal)
JOE A. JOSEPH, As Trustee of the Testamentary
Family Trust as created in the Estate of JOE J.
JOSEPH, Deceased, Probate Case No. 2008-200456,
in the Shelby County, AL Probate Office

 (Seal)
PAMELA JOSEPH MOORE, As Trustee of the
Testamentary Family Trust as created in the Estate
of JOE J. JOSEPH, Deceased, Probate Case No.
2008-200456, in the Shelby County, AL Probate Office

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe A. Joseph and Pamela Joseph Moore, whose names as Personal Representatives of the **ESTATE OF JOE J. JOSEPH, DECEASED, PROBATE CASE NO. 2008-200456, IN THE JEFFERSON COUNTY, AL, PROBATE OFFICE**, and whose names as Trustees of the **TESTAMENTARY FAMILY TRUST, AS CREATED IN THE ESTATE OF JOE J. JOSEPH, DECEASED, PROBATE CASE NO. 2008-200456, IN THE JEFFERSON COUNTY, AL, PROBATE OFFICE**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Personal Representatives, and as such Trustees, and with full authority, executed the same voluntarily for and as the act of said Estate, and for and as the act of said Trust.

Given under our hands and official seals this 14th day of April, 2016.


Wanda Dianne Butts
Notary Public

My Commission Expires: 11-9-2016


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Real Estate Sales Validation Form

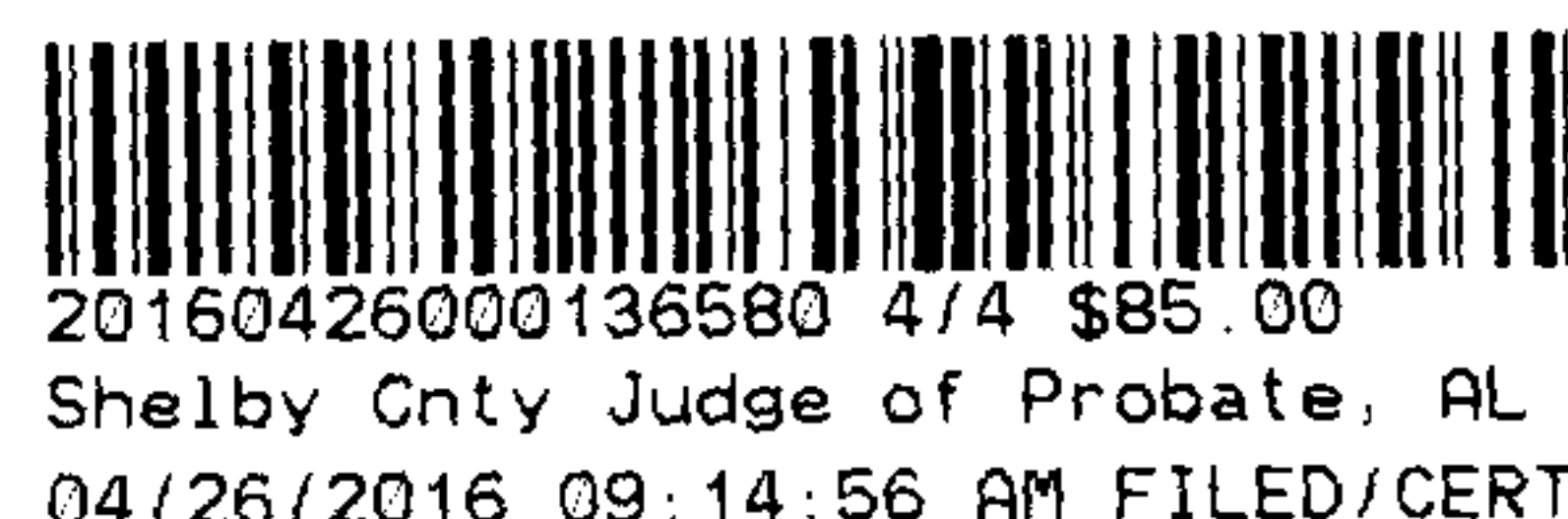
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Estate of Joe J. Joseph, Dec.</u>	Grantee's Name	<u>Star Lake Family, LLC</u>
Mailing Address	<u>420 No. 20th St., Ste. 3400</u> <u>Birmingham, AL 35203</u>	Mailing Address	<u>420 No. 20th St., Ste. 3400</u> <u>Birmingham, AL 35203</u>
Property Address	<u>24 acres (vacant land)</u> <u>Off 4th St. S.W.</u> <u>Alabaster, AL 35007</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>120,000.00</u>
		1/2 Market Value =	\$ <u>60,000.00</u>

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 _____

Print Morris J. Princiotta, Jr., Attorney

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one