


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**


*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20160513000164800 1/4 \$82.50  
Shelby Cnty Judge of Probate, AL  
05/13/2016 01:01:42 PM FILED/CERT

*Send Tax Notice to:*  
**J. Anthony Joseph**  
**320 Joseph Drive**  
**Columbiana AL 35051**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSH**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

  
20160603000190910 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/03/2016 11:01:25 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration **SEVENTY FIVE THOUSAND \*\*\*\*\* DOLLARS AND ZERO CENTS (\$75,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Glenda J. Stinson and husband, A. Mac Stinson, Jr, (as to ½ interest) and Mary S. Skillman and husband, Christopher W. Skillman (as to ½ interest)** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **J. Anthony Joseph and Ashley J. Mezrano** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

*See Attached Exhibit A for Legal Description*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2016
2. Easements, restrictions, rights of way, and permits of record.

Shelby County, AL 05/13/2016  
State of Alabama  
Deed Tax: \$57.50

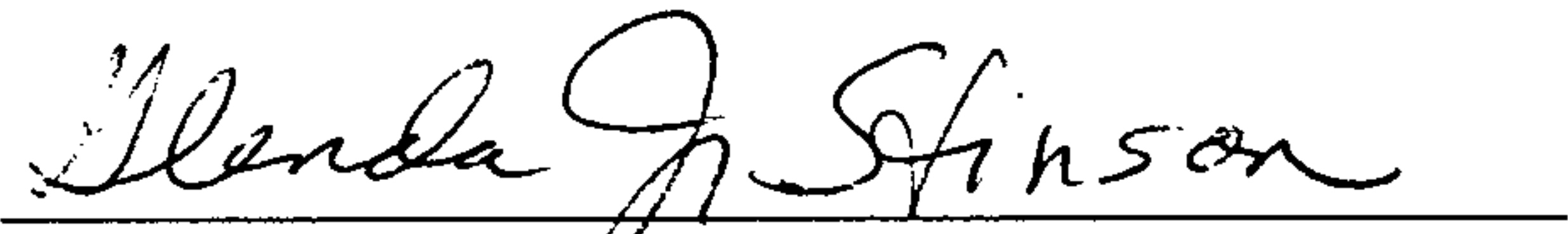
The intention of the parties herein is to convey property described as Tax ID # 15-7-26-0-000-002.008.


\$17,500.00 of the proceeds was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

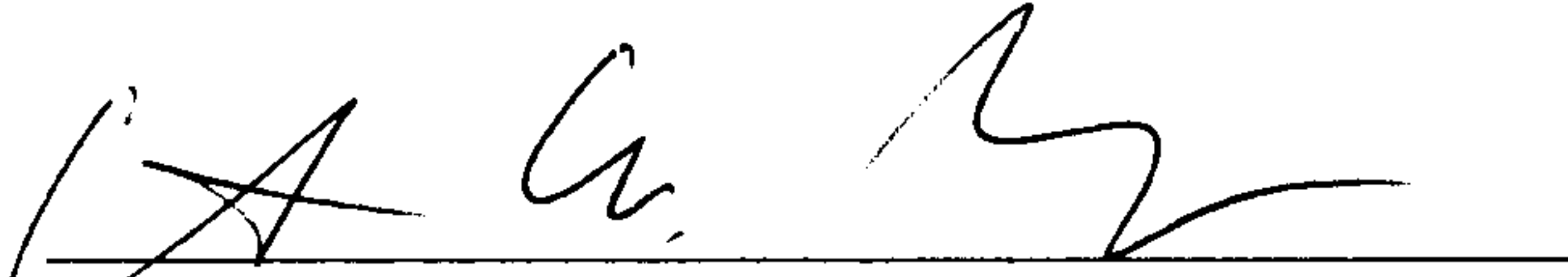
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 5th day of May, 2016.

  
Glenda J. Stinson

  
A. Mac Stinson, Jr.

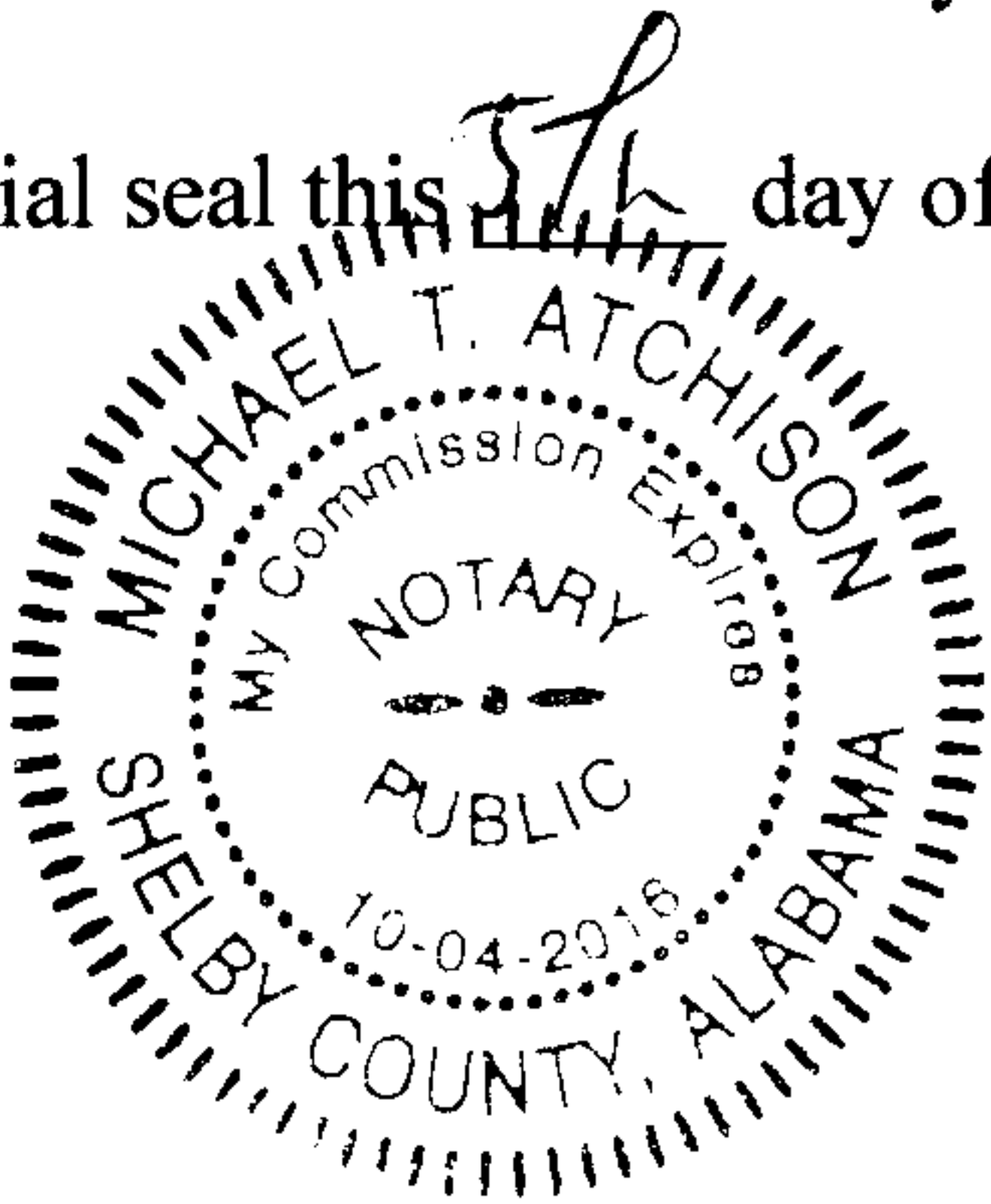
  
Mary S. Skillman


  
Christopher W. Skillman

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**


I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Glenda J. Stinson, A. Mac Stinson, Jr, Mary S. Skillman and Christopher W. Skillman**, whose names are 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, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 5th day of May, 2016.



  
Notary Public  
My Commission Expires:



  
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### **EXHIBIT A – LEGAL DESCRIPTION**

#### **Parcel 1**

From a 1" solid bar accepted as the Northwest corner of the SE ¼ of the NW ¼ of Section 26, Township 20 South, Range 1 West, run thence East along the accepted North boundary of said SE ¼ of the NW ¼ a distance of 213.74 feet to a ½" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 134.80 feet to a ½" rebar that is 1010.54 feet West of a pin in a rock pile accepted as the Northeast corner of said SE ¼ of the NW ¼; thence turn 90 deg. 00 min. 00 sec. right and run 157.97 feet to a ½" rebar on the Northerly boundary of a 60' easement for ingress and egress (known as Joseph Drive); thence turn 103 deg. 15 min. 58 sec. right and run 138.50 feet along said easement boundary to a ½" rebar; thence turn 76 deg. 44 min. 02 sec. right and run 126.18 feet to the point of beginning of herein described parcel of land, containing 0.44 acres, situated in the SE ¼ of the NW ¼ of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama. The same being identified as Parcel 2 on that certain survey of Hickey Land Surveying, Inc. dated August 21, 2002.

Also the right of ingress and egress over and along that certain 60 foot right of way known as Joseph Drive.

#### **Parcel 2**

From a 1" solid bar accepted as the Northwest corner of the SE ¼ of the NW ¼ of Section 26, Township 20 South, Range 1 West, run thence East along the accepted North boundary of said SE ¼ of the NW ¼ a distance of 348.54 feet to a ½" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 114.45 feet to a ½" rebar that is 896.08 feet West of a pin in a rock pile accepted as the Northeast corner of said SE ¼ of the NW ¼; thence turn 90 deg. 00 min. 00 sec. right and run 166.78 feet to a ½" rebar on the Northerly boundary of a 60' easement for ingress and egress (known as Joseph Drive); thence turn 84 deg. 05 min. 38 sec. right and run 53.84 feet along said easement boundary to a ½" rebar; thence turn 19 deg. 10 min. 20 sec. right and run 62.57 feet along said easement boundary to a ½" rebar; thence turn 76 deg. 44 min. 02 sec. right and run 157.97 feet to the point of beginning of herein described parcel of land, containing 0.44 acres, situated in the SE ¼ of the NW ¼ of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama, The same being identified as Parcel 3 on a survey by Hickey Land Surveying, Inc., dated August 21, 2002.

Also the right of ingress and egress along that certain 60 foot right of way known as Joseph Drive, as shown by said survey of Hickey Land Surveying, Inc. dated August 21, 2002.





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### Parcel 3

From a 1" solid bar accepted as the Northwest corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 20 South, Range 1 West, run thence East along the accepted North boundary of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  a distance of 679.54 feet to a  $\frac{1}{2}$ " rebar that is 679.54 feet West of a pin in a rock pile accepted as the Northeast corner of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence turn 93 deg. 40 min. 32 sec. right and run 241.16 feet to a  $\frac{1}{2}$ " rebar on the Northerly boundary of a 60' easement known as Joseph Drive; thence turn 01 deg. 28 min. 52 sec. left and run 96.14 feet to a  $\frac{1}{2}$ " rebar; thence continue along said course a distance of 95.11 feet to a  $\frac{1}{2}$ " rebar; thence turn 93 deg. 17 min. 57 sec. right and run 125.97 feet to its intersection with a fence line marking the Westerly line of the Louis Joseph Homeplace and being the point of beginning of the triangular parcel being herein conveyed; thence run in a northwesterly direction along said fence line to a point; thence run due South to a point due West of the beginning point; thence run East to the point of beginning; being situated in Shelby County, Alabama.

### Parcel 4

The West one-half of West One-half of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  (W  $\frac{1}{2}$  of W  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ) of Section 26, Township 20 South, Range 1 West.

The West 495 feet of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  lying South of the Settlement Road;  
LESS AND EXCEPT THE FOLLOWING 2 PARCELS OF LAND:

1. A parcel of land in the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , Section 26, Township 20 South, Range 1 West, more particularly described as follows: From the NW corner of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of said Section 26, run thence South along the west boundary of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  a distance of 373.54 feet to the point of beginning; thence continue along said course a distance of 259.10 feet; thence turn 104 deg. 16 min. 24 sec. left and run 222.91 feet; thence turn 82 deg. 09 min. 01 sec. left and run 183.25 feet; thence turn 77 deg. 08 min 31 sec. left and run 196.76 feet to the point of beginning of lot excepted.
2. Commence at the Northwest corner of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 26, Township 20 South, Range 1 West run thence South 2 deg. 30 min. East 113.0 feet to the point on the right of way of public road, being point of beginning; thence turn an angle of 74 deg. to the left and run along said road 221.0 feet; thence turn an angle of 74 deg. to the right and run 200 feet; thence turn an angle of 89 deg. to the right and run 210.0 feet; thence turn an angle of 91 deg. to the right and run 272.0 feet to the point of beginning, containing 1.18 acres, more or less.

Grantor reserves the right to use the hereinafter described easement for ingress and egress along with other parties heretofore granted said easement rights.

A 20.0 foot easement for ingress and egress described as follows: From the NE corner of Parcel 1 exception above run West along the North boundary of said lot a distance of 30.90 feet to the point of beginning of the centerline of said 20.0 foot easement; thence turn 92 deg. 24 min. 41 sec. right and run 246.14 feet along said easement centerline to a point of termination in the center of Joseph Drive.

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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 Glenda J Strison  
Mailing Address 6151 Chelsea Rd  
Columbiana AL  
35051

Grantee's Name J. Anthony Joseph  
Mailing Address 320 Joseph Drive  
Columbiana AL 35051

Property Address Vacant Prop

Date of Sale 5/5/2016  
Total Purchase Price \$ 75,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



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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



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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 Mike T. Atchison

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one