

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ashley Joseph Mezrano
290 Joseph Drive
Columbiana AL 35051

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$20,500.00)**, to the undersigned grantor, **TimberBrooke Land Management, LLC** (herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto, **Ashley Joseph Mezrano** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

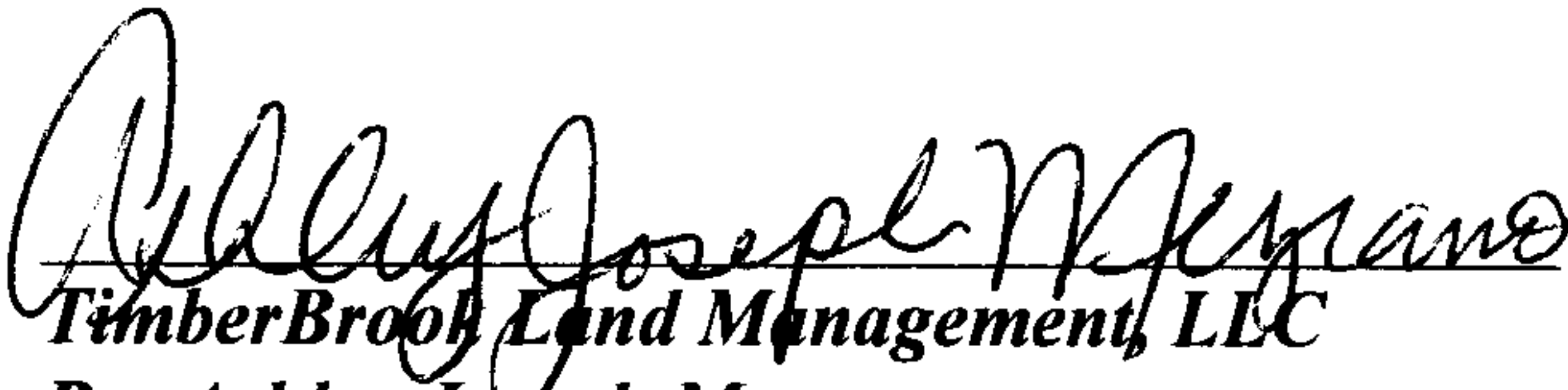
Subject to taxes due for 2016 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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

And said **GRANTOR** does for itself, its successors and assigns, covenant with the said **GRANTEE**, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **GRANTEE**, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said **GRANTOR**, by Ashley Joseph Mezrano, its Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this 10th day of October, 2016.



TimberBrook Land Management, LLC
By: Ashley Joseph Mezrano
As: Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ashley Joseph Mezrano**, whose name as **Managing Member** of **TimberBrooke Land Management, LLC**, 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, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 10th day of October, 2016.


20161014000377080 1/3 \$41.50
Shelby Cnty Judge of Probate, AL
10/14/2016 08:16:44 AM FILED/CERT


Notary Public
My Commission Expires: 9-22-20

Shelby County, AL 10/14/2016
State of Alabama
Deed Tax:\$20.50

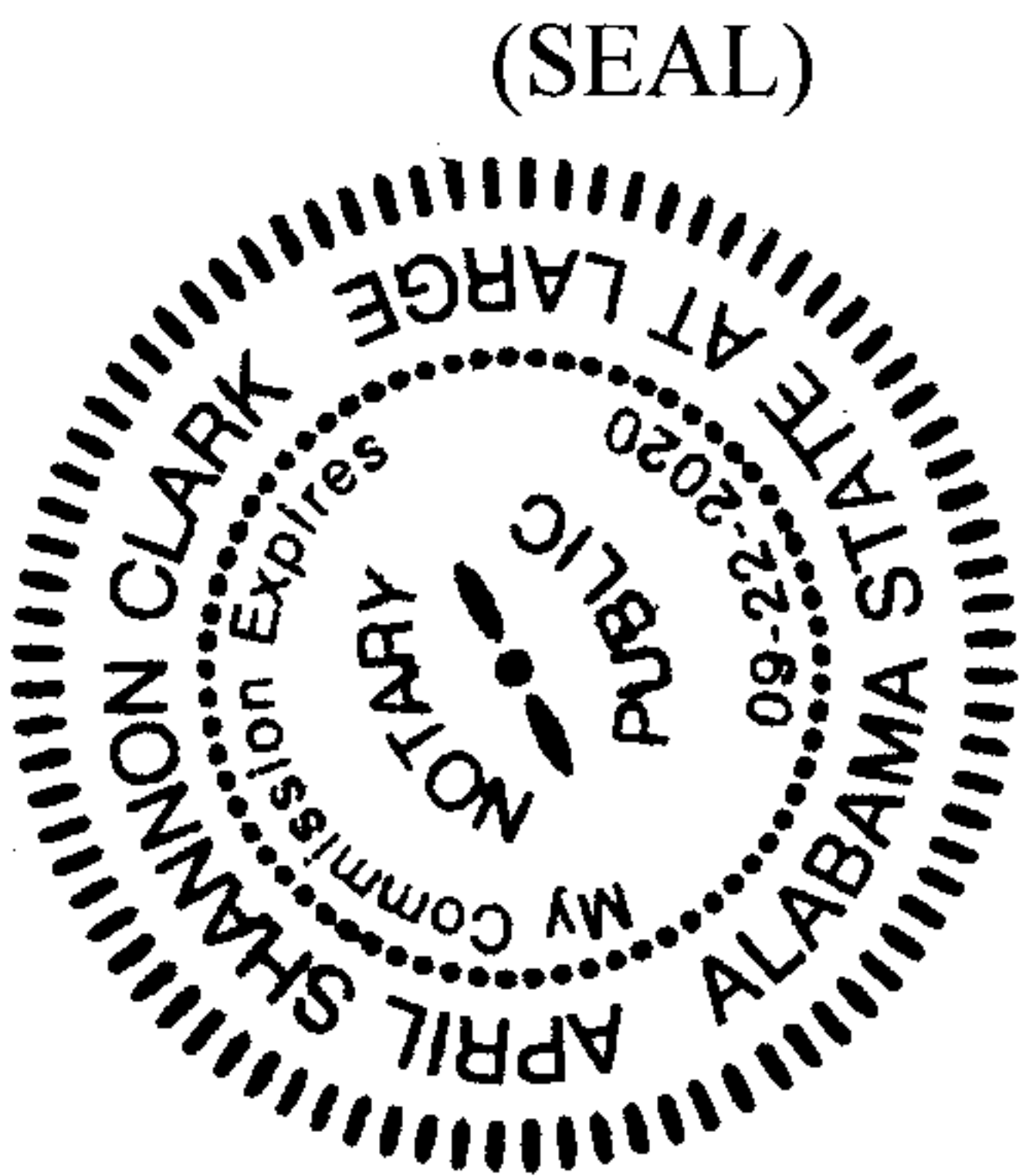


EXHIBIT A LEGAL DESCRIPTION

From a railroad rail at the Northeast corner of Section 26, Township 20 South, Range 1 West, run thence West along the North boundary of said Section 26 a distance of 870.02 feet to a 3/4 inch pipe, being the point of beginning of herein described parcel of land; thence continue along said course for a distance to 465.50 feet to a 1/2 inch rebar at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 26; thence turn 88 degrees 49 minutes 35 seconds left and run 234.30 feet along the West boundary of said Northeast 1/4 of the Northeast 1/4 to a 1/2 inch rebar on the Northerly boundary of Alabama Power Company 230Kv. Transmission line (100 foot right-of-way) said point being 1,089.16 feet North of a railroad rail at the Southwest corner of said Northeast 1/4 of the Northeast 1/4; thence turn 81 degrees 53 minutes 01 seconds left and run 819.35 feet along said transmission line boundary to a 1/2 inch rebar; thence turn 98 degrees 13 minutes 28 seconds left and run 283.28 feet to a 1/2 inch rebar; thence turn 94 degrees 12 minutes 47 seconds left and run 376.00 feet to a 1/2 inch rebar; thence turn 94 degrees 10 minutes 39 seconds right and run 108.85 feet to the point of beginning of herein described parcel of land, containing 5.00 acres, situated in the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama, subject to rights-of-way and easements of record.

Easement "A"

(Centerline 60 foot easement for Ingress, Egress and Utilities)

Description to-wit:

From a railroad rail at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 20 South, Range 1 West, being the point of beginning of the centerline of herein described 60 foot easement for Ingress, Egress and Utilities, said point being in the center of a 100 foot radius cul-de-sac, run thence North along the East boundary of said Northwest 1/4 of the Northeast 1/4 and said easement centerline a distance of 1,323.46 feet to a 1/2 inch rebar at the Northeast corner of said Northwest 1/4 of the Northeast 1/4; thence turn 91 degrees 10 minutes 25 seconds left and run 953.04 feet along the North boundary of said Northwest 1/4 of the Northeast 1/4 and easement centerline to the P.C. of a curve concave right, having a delta angle of 08 degrees 34 minutes 23 seconds and tangents of 100.00 feet; thence turn 04 degrees 17 minutes 12 seconds right and run a chord distance of 199.44 feet to the P.T.; thence turn 04 degrees 17 minutes 12 seconds right and run 511.75 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 20 degrees 39 minutes 57 seconds and tangents of 100.00 feet; thence turn 10 degrees 19 minutes 59 seconds left and run a chord distance of 196.76 feet to the P.T.; thence turn 10 degrees 19 minutes 59 seconds left and run 300.84 feet along said easement centerline to a point; thence turn 11 degrees 32 minutes 19 seconds right and run 341.21 feet along said easement centerline to a point; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline to a point; thence turn 17 degrees 40 minutes 19 seconds right and

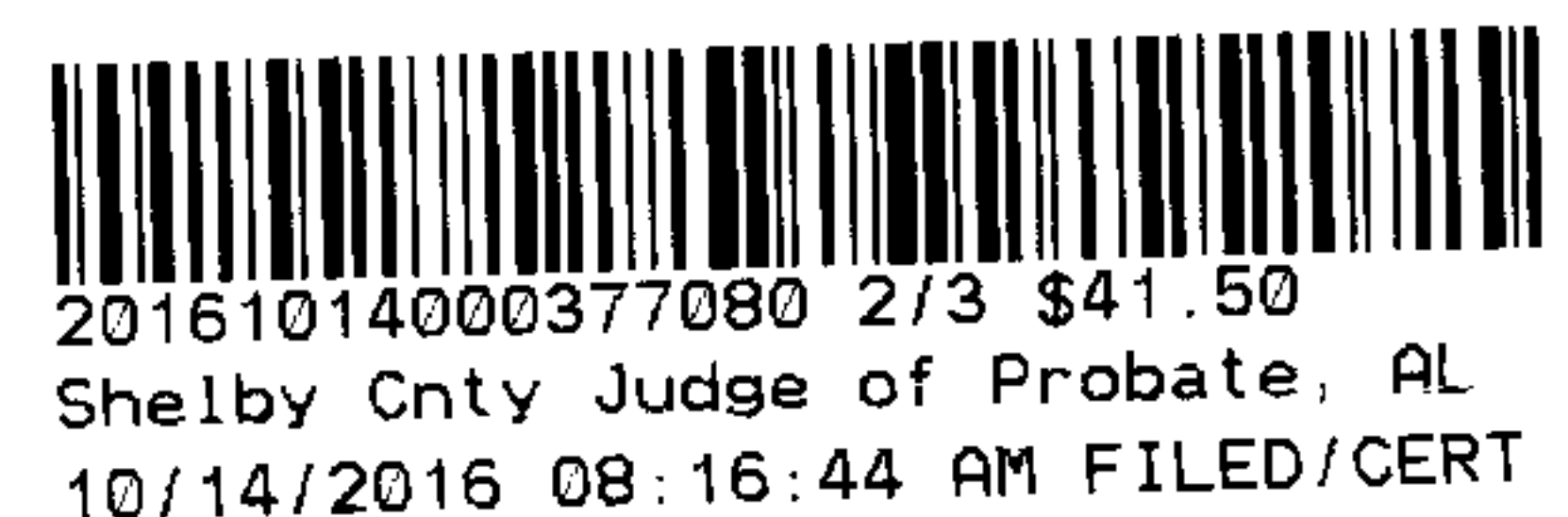
run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47 (80 foot Right-of-way).

Easement "B"

(Centerline 60 foot easement for Ingress, Egress and Utilities)

Description to-wit:

From a railroad rail at the Northeast corner of Section 26, Township 20 South, Range 1 West, run thence West along the North boundary of said Section 26 a distance of 870.02 feet to a 1/2 inch pipe, being the point of beginning of the centerline of herein described 60 foot easement for Ingress, Egress and Utilities; thence continue along said course a distance of 465.50 feet along said easement centerline at the Northwest corner of said Northeast 1/4 of the Northeast 1/4 of aforementioned Section 26.



Real Estate Sales Validation Form

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

Grantor's Name Timber Brooke Lcl Mang

Grantor's Mailing Address 290 Joseph DR
Columbiana AL
35051

Grantee's Name Ashley Joseph Mezrano

Grantee's Mailing Address 290 Joseph DR
Columbiana AL
35051

Property Address Vacant

Date of Sale 10-10-16

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessors Market Value \$ 20,500.00

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 tax value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Unattested _____
(verified by)

Print Mike T Atchison

Sign Mike P Atchison
(Grantor/Grantee/Owner/Agent) circle one