

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 **NINE THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$9,500.00)**, 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:

Lots 5, according to the Pratt Joseph Family Subdivision, as recorded in Map Book 44, Page 130, in the Probate Office of Shelby County, Alabama.

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.

20161014000377090 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
10/14/2016 08:16:45 AM FILED/CERT

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

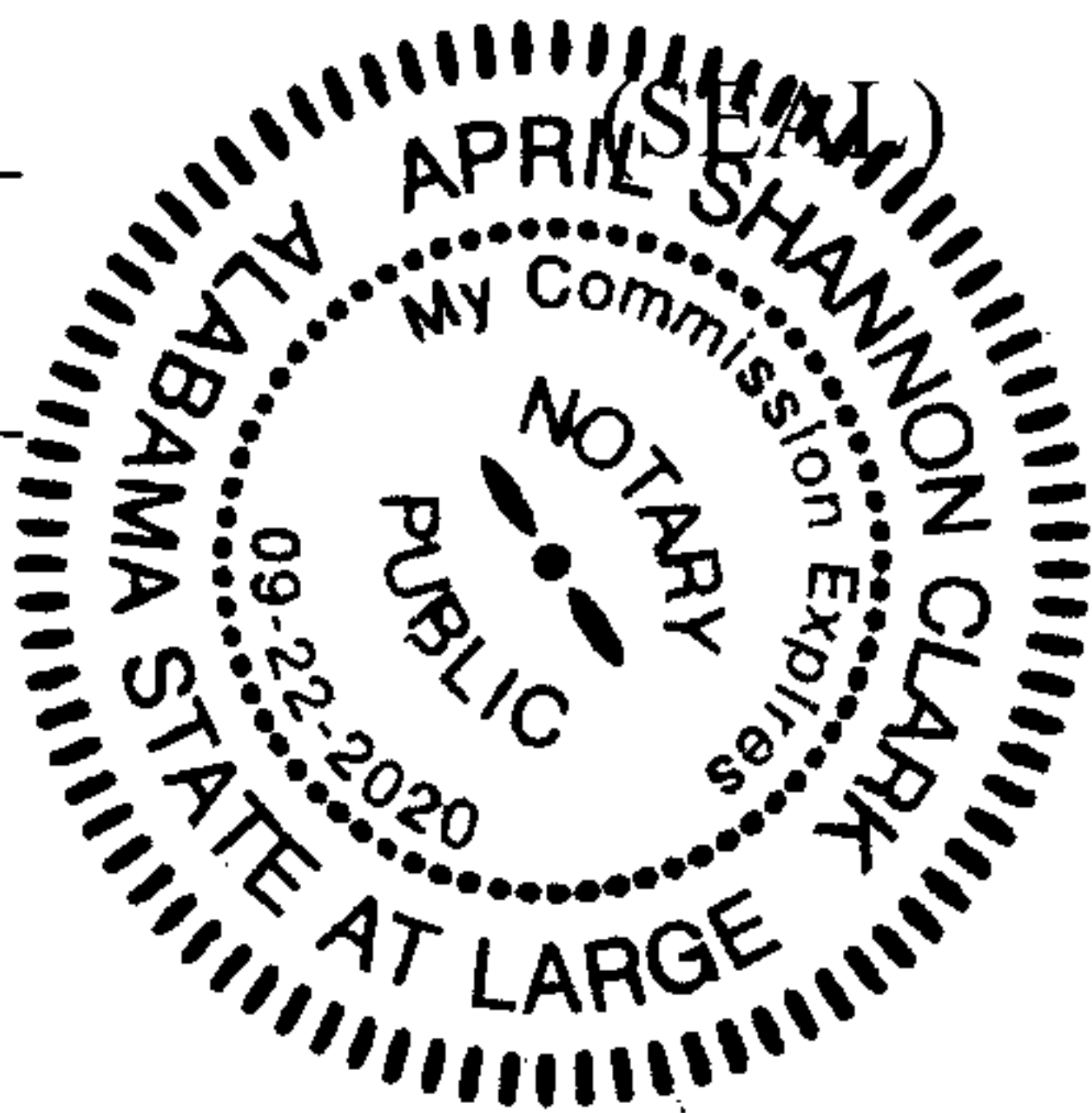
Shelby County, AL 10/14/2016
State of Alabama
Deed Tax: \$9.50

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.

April Clark
Notary Public
My Commission Expires: 9.22.20



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Timber Brooke LeMay
290 Joseph DR
Columbiana AL
35051

Grantee's Name
Mailing Address

Ashley Joseph Mezzano
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 \$

9500.00

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 T. Atchison

(Grantor/Grantee/Owner/Agent) circle one