

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-16-23321

Send Tax Notice To: Joseph Properties LLC

290 Joseph Dr. W
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty One Thousand Dollars and No Cents (\$21,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brandon Joseph, a married** man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joseph Properties LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2016 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or his spouse.


\$0.0 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of October, 2016.


Brandon Joseph

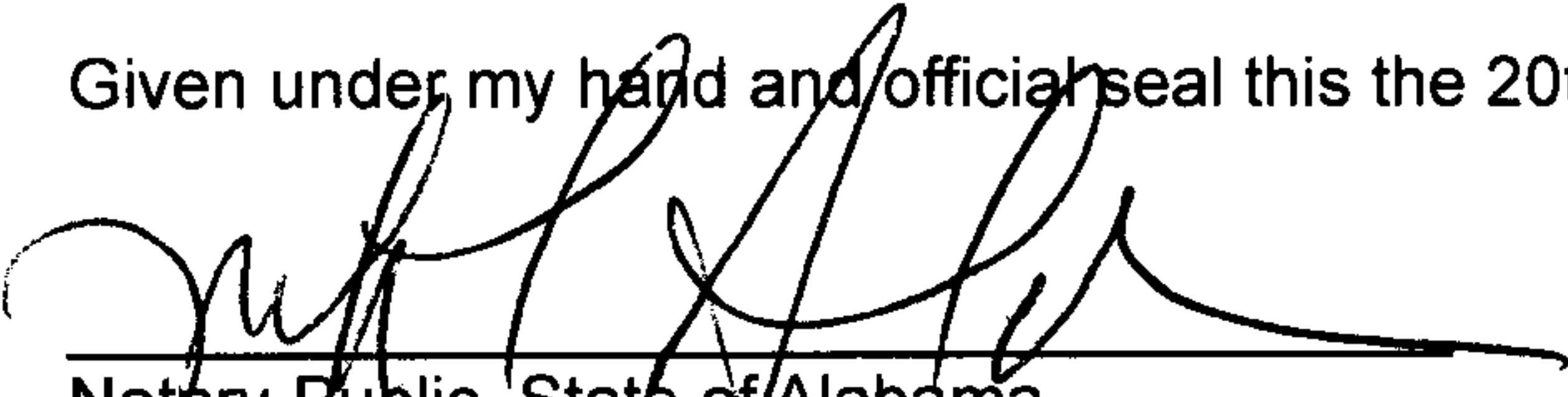

20161102000402570 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
11/02/2016 12:08:01 PM FILED/CERT

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brandon Joseph, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of October, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

Shelby County, AL 11/02/2016
State of Alabama
Deed Tax: \$21.00

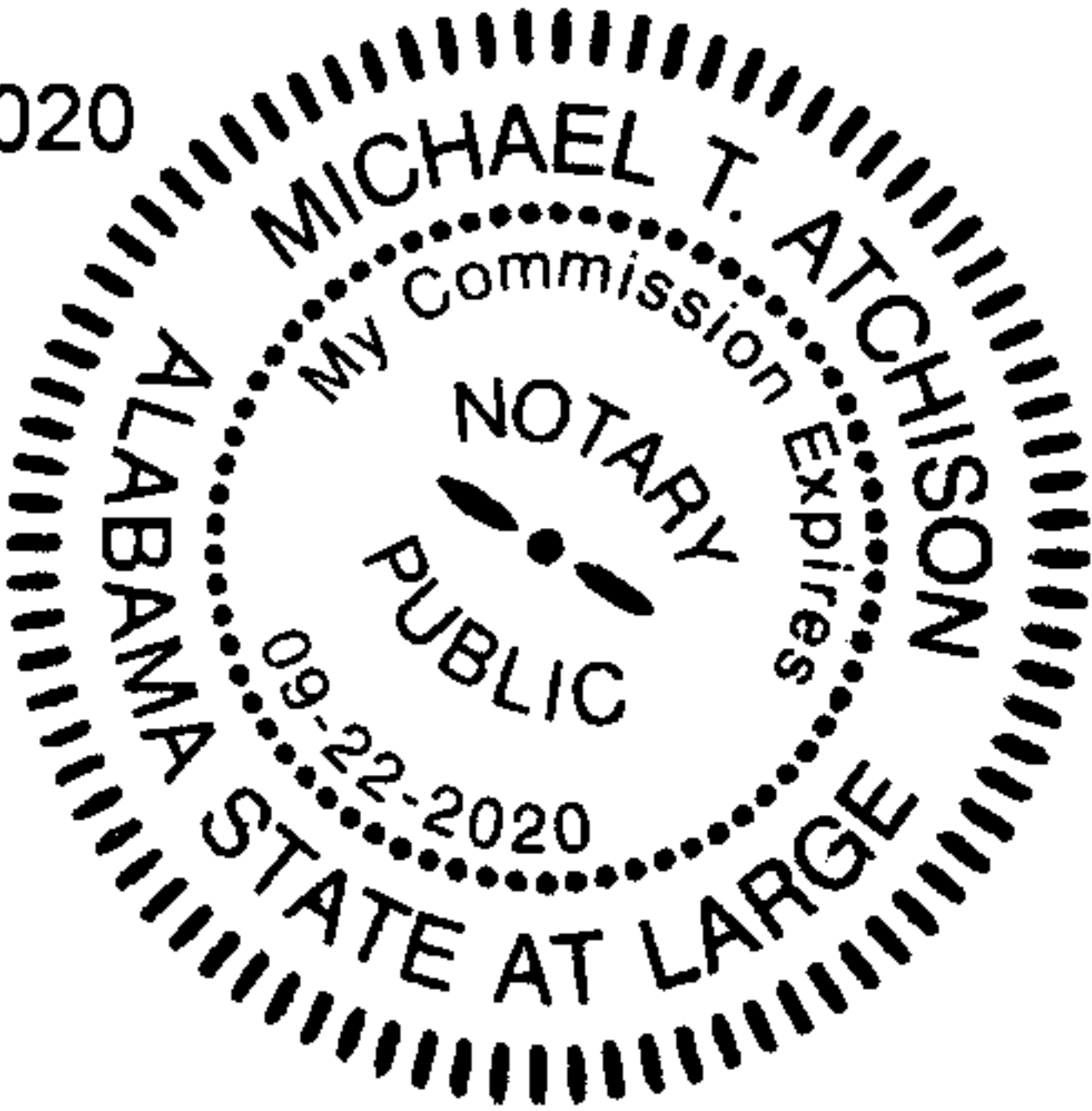



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 45 minutes 36 seconds East, a distance of 317.38 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 337.68 feet; thence North 89 degrees 58 minutes 41 seconds West, a distance of 258.02 feet; thence South 00 degrees 45 minutes 36 seconds West, a distance of 337.68 feet; thence South 89 degrees 58 minutes 41 seconds East, a distance of 258.02 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

ALSO AND INCLUDING a 12' ingress/egress, utility and drainage easement, lying 6' either side of and parallel to the following described centerline;

Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 45 minutes 36 seconds East, a distance of 655.06 feet; thence North 89 degrees 58 minutes 41 seconds West, a distance of 258.02 feet; thence South 00 degrees 45 minutes 36 seconds West, a distance of 6.00 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence North 89 degrees 58 minutes 41 seconds West, a distance of 504.96 feet to the easterly R.O.W. line of Shelby County Highway 47, 80' R.O.W. and the POINT OF ENDING OF SAID CENTERLINE.

ALSO KNOWN AS Lot 3, according to the survey of Pratt Joseph Family Subdivision, recorded in Map Book 44, Page 130, in the Probate Office of Shelby County, Alabama.


20161102000402570 2/3 \$42.00
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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 Brandon Joseph
Mailing Address 162 Crestview Ln
Centerville, AL 35042

Grantee's Name Joseph Properties LLC
Mailing Address 290 Joseph Drive
Columbiana, AL 35051

Property Address Columbiana, AL 35051

Date of Sale October 20, 2016
Total Purchase Price \$21,000.00

or
Actual Value _____
or
Assessor's Market Value _____

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 October 21, 2016

Print Brandon Joseph

Unattested

Sign Brandon Joseph
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20161102000402570 3/3 \$42.00
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Form RT-1