

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Steven M. Mezrano and
Ashley Joseph Mezrano
290 Joseph Drive
Columbiana, AL 35051

20170707000241180 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/07/2017 08:04:38 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten & 00/100(\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Ashley Joseph Mezrano and husband, Steven M. Mezrano**(hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Steven M. Mezrano and Ashley Joseph Mezrano**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

All that part of the SE 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West lying East of a fence line marking the westerly boundary of the Louis Joseph Homeplace, and lying South of a 60 foot easement known as Joseph Drive, being more particularly described as follows:

Commence at a 1" solid bar accepted as the Northwest corner of the SE 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, and run thence East along the accepted North boundary of said SE 1/4 of the NW 1/4 a distance of 679.54 feet to a 1/2" rebar that is 679.54 feet West of a pin in a rock pile accepted as the Northeast corner of said SE 1/4 of the NW 1/4; thence turn 93 deg. 40 min. 32 sec. right and run 241.16 feet to a 1/2" rebar on the Northerly boundary of a 60 foot easement known as Joseph Drive; thence turn 01 deg. 28 min. 52 sec. left and run 73.14 feet to 1/2" rebar being the point of beginning; thence continue along said course a distance of 118.11 feet to a 1/2" rebar; thence run North 84 deg. 58 min. 27 sec. West to a fence line marking the Westerly line of the Louis Joseph Homeplace; thence run in a northerly and northwesterly direction along the meanderings of said fence line to the Southerly line of said 60 foot easement known as Joseph Drive; thence run in an easterly and southeasterly direction along the southerly line of Joseph Drive to the point of beginning; being situated in Shelby County, Alabama.

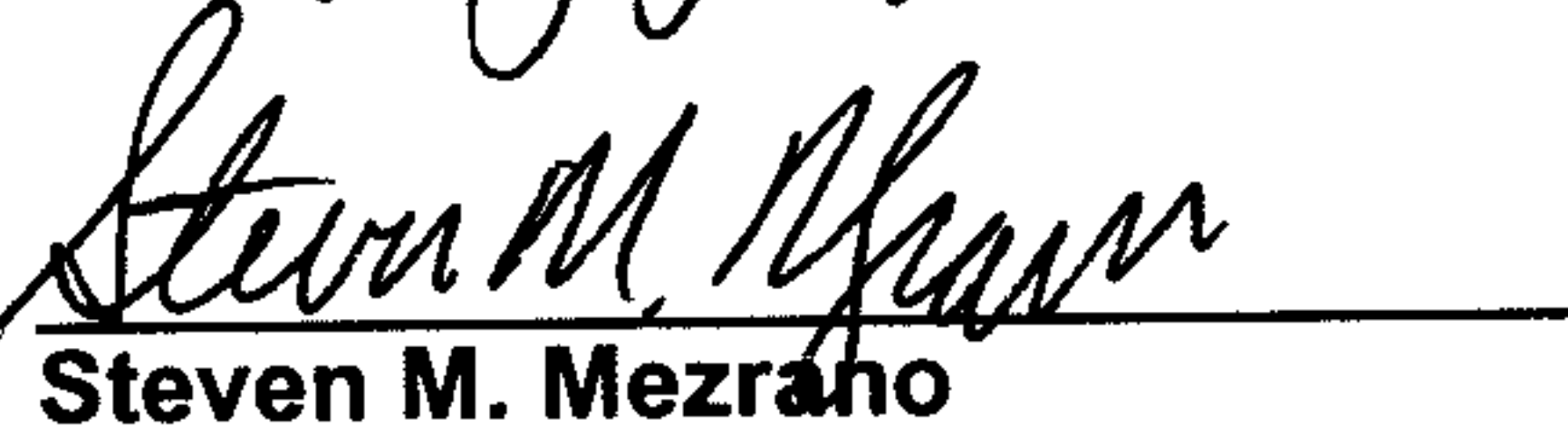
Subject To:
Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as here in above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the **16th** day of **June**, 2017.

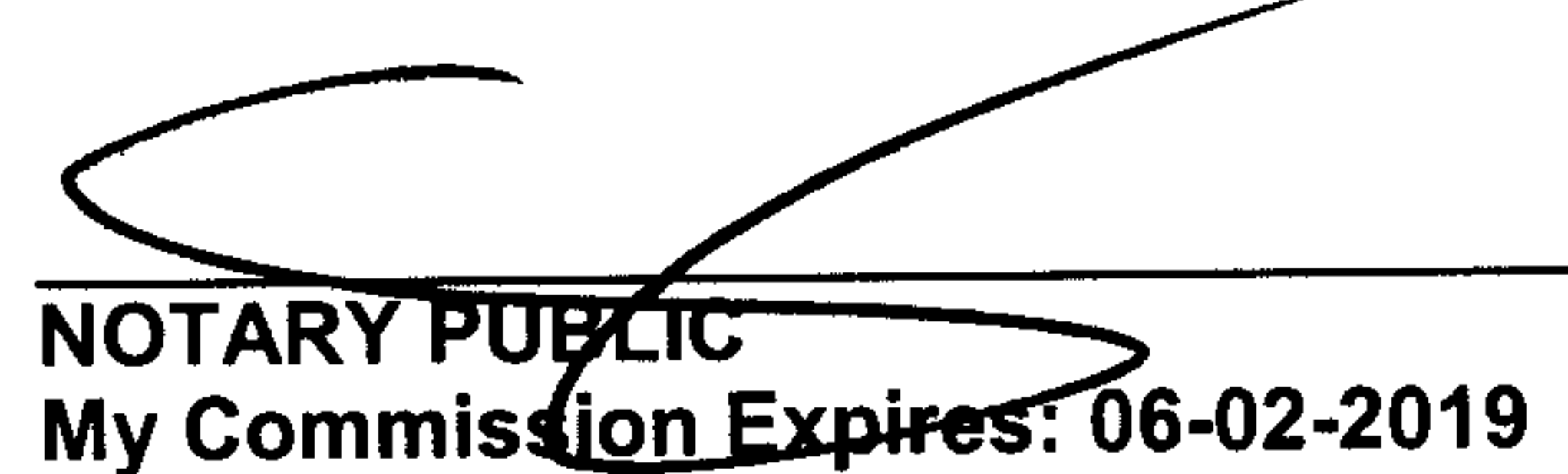

Ashley Joseph Mezrano

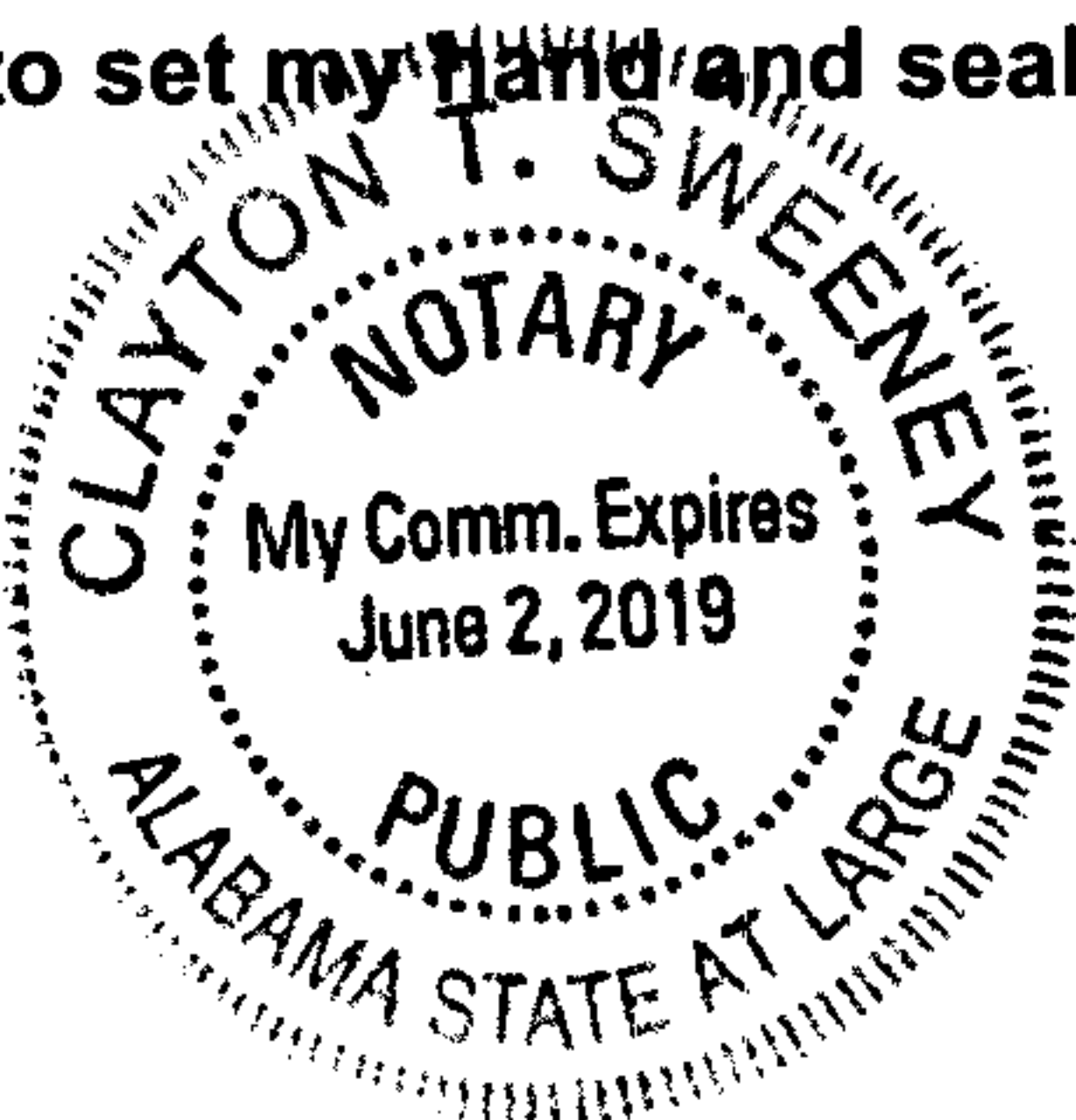

Steven M. Mezrano

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ashley Joseph Mezrano and husband, Steven M. Mezrano, whose names 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of June, 2017.


NOTARY PUBLIC
My Commission Expires: 06-02-2019



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name Ashley Joseph Mezrano and
Steven M. Mezrano

Grantee's Name Steven M. Mezrano and
Ashley Joseph Mezrano

Mailing Address 290 Joseph Drive
Columbiana, AL 35051

Mailing Address 290 Joseph Drive
Columbiana, AL 35051

Property Address 290 Joseph Drive
Columbiana, AL 35051

Date of Sale June 16, 2017

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 85,010.00

Collect tax on 1/2 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)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☒ Appraisal/ Assessor's Appraised Value
☐ Other - property tax redemption

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

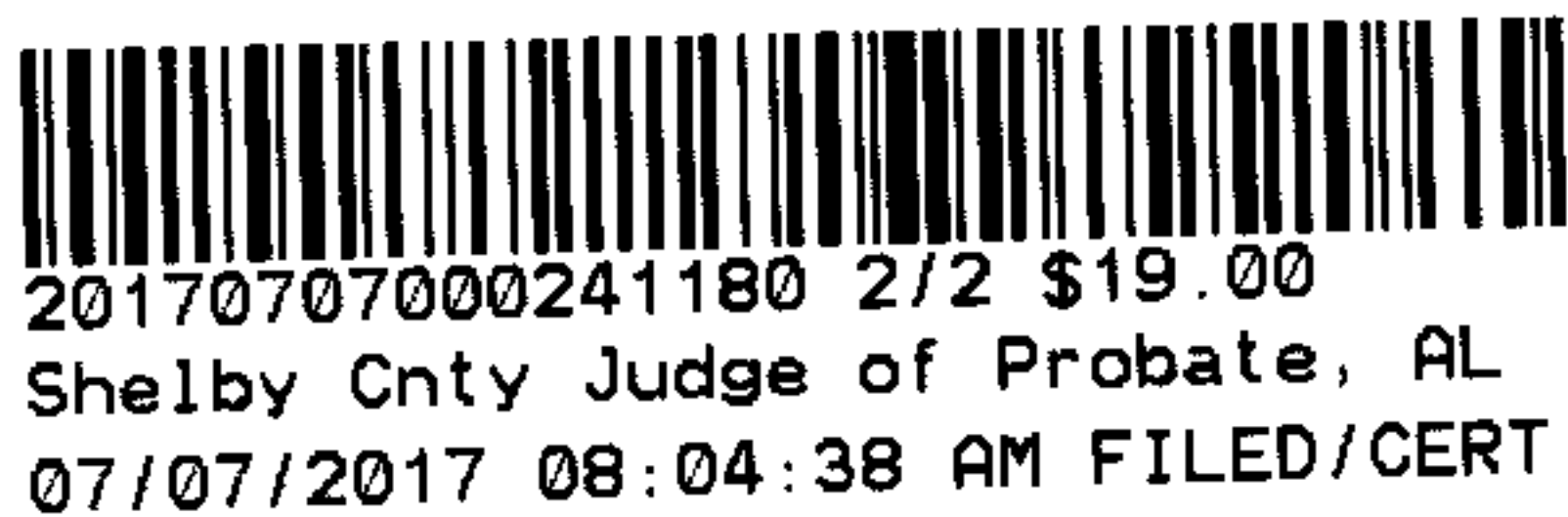
Print Clayton T. Sweeney, Attorney

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



CLAYTON T. SWEENEY, ATTORNEY AT LAW