

SEND TAX NOTICE TO:

John G. Joseph &
Patricia S. Joseph
1560 Montgomery Highway
Suite 212
Birmingham, AL 35216

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH WAS SPECIFICALLY DECLINED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION USED WAS PROVIDED BY THE GRANTORS.

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN AND NO/100.....(\$10.00) Dollars,** to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **JOHN G. JOSEPH, PATRICIA S. JOSEPH, STEPHANIE J. SHUNNARA, AUDREY J. FLEMMING, and MICHAEL S. JOSEPH** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **JOHN G. JOSEPH and PATRICIA S. JOSEPH** (hereinafter referred to as GRANTEES), **an undivided one-half (1/2) interest,** in the following described real estate situated in **SHELBY** County, Alabama to-wit:

**The NW ¼ of the SW ¼ of Section 27, Township 21, Range 3 West;
The N ½ of the SE ¼ of Section 28, Township 21, Range 3 West,
situated in Shelby County, Alabama.**

Subject to:


1. Taxes for 2018 and subsequent years, not yet due and payable.
2. Easements and restrictions of record (if any).

The undersigned Grantors; PATRICIA S. JOSEPH, STEPHANIE J. SHUNNARA, AUDREY J. FLEMMING, and MICHAEL S. JOSEPH, are all of the heirs at law of STEPHEN M. JOSEPH, deceased, as set out in Affidavit recorded in Shelby County Inst. # 201803020000 69110

The above described property is not the homestead property of the Grantors, or of the Grantor's spouses.

This deed is given in order to convey what was Mitchell A. Joseph's undivided one-half (1/2) interest in the above described property (evidenced by Shelby County Deed Book 263, Page 638), from the above referenced Grantors, to the Grantees herein. It is further intended that the remaining undivided one-half (1/2) interest in the above described property remain with the other Grantee, Arthur J. Sharbel, Jr., his successor and/or assigns, as set out in said Deed recorded in Shelby County Deed Book 263, Page 638.

Shelby County, AL 03/02/2018
State of Alabama
Deed Tax: \$360.00


20180302000069120 1/3 \$364.00
Shelby Cnty Judge of Probate: AL
03/02/2018 03:18:19 PM FILED/CERT

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs, successors and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of February 2018.

John G. Joseph (Seal)
JOHN G. JOSEPH

Patricia Joseph (Seal)
PATRICIA S. JOSEPH

Stephanie J. Shunnara (Seal)
STEPHANIE J. SHUNNARA

Audrey J. Flemming (Seal)
AUDREY J. FLEMMING

Michael S. Joseph (Seal)
MICHAEL S. JOSEPH

20180302000069120 2/3 \$384.00
Shelby Cnty Judge of Probate, AL
03/02/2018 03:18:19 PM FILED/CERT

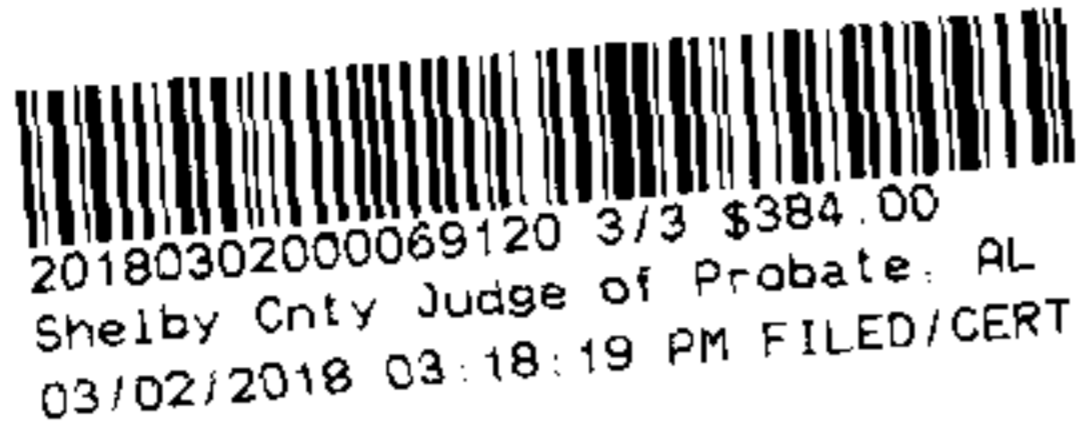
STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOHN G. JOSEPH, PATRICIA S. JOSEPH, STEPHANIE J. SHUNNARA, AUDREY J. FLEMMING, and MICHAEL S. JOSEPH**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2018.

Debra Ann Bussell
Notary Public

My Commission Expires: February 23, 2022



Real Estate Sales Validation Form

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

Grantor's Name	<u>John G. Joseph et al</u>	Grantee's Name	<u>John G. Joseph &</u>
Mailing Address	<u>1560 Montgomery Hwy. # 212</u> <u>Birmingham, AL 35216</u>	Mailing Address	<u>Patricia S. Joseph</u> <u>1560 Montgomery Hwy. # 212</u> <u>Birmingham, AL 35216</u>
Property Address	<u>The NW$\frac{1}{4}$ of the SW$\frac{1}{4}$ of Sec. 27,</u> <u>Range 3 West; The N$\frac{1}{2}$ of the</u> <u>SE$\frac{1}{4}$ of Sec. 28, Township 21,</u> <u>Range 3 West.</u>	Date of Sale	<u>2/26/2018</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 719,360.00</u>
		1/2 Interest Value:	<u>\$ 359,680.00</u>

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

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 2/26/2018

Print John G. Joseph

☐ Unattested

☐ (verified by)

Sign /s/ John G. Joseph

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1