

This Instrument was Prepared by:

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

Send Tax Notice To: Ashley Mezrano
Steven Mezrano
Joseph Properties LLC

290 Joseph Dr
Columbiana, AL 35051

CORPORATION STATUTORY
WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Eight Thousand Dollars and No Cents (\$198,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Westervelt Company, Inc., a Delaware corporation**, (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 Mezrano, Steven Mezrano, and 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

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

Seller hereby reserves for the sale of the Property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons, including, without limitations, coal seam gas, coal; sand; gravel, clay, lignite, ironstone; limestone; dolomitic limestone and minerals of every nature, kind or description whatsoever now or hereafter susceptible to commercial exploitation.

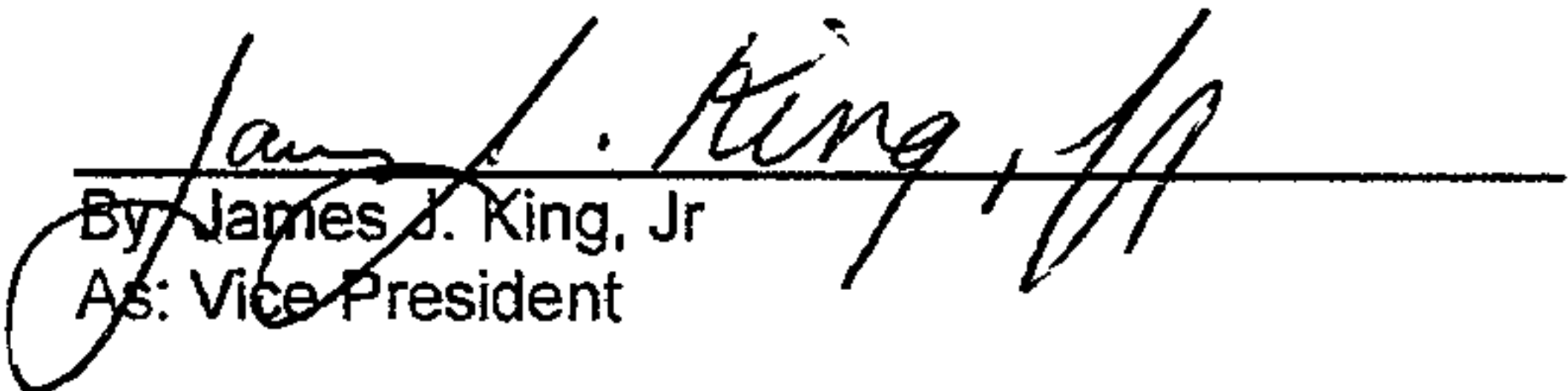
\$263,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.


IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of November, 2020.

The Westervelt Company, Inc., a Delaware corporation

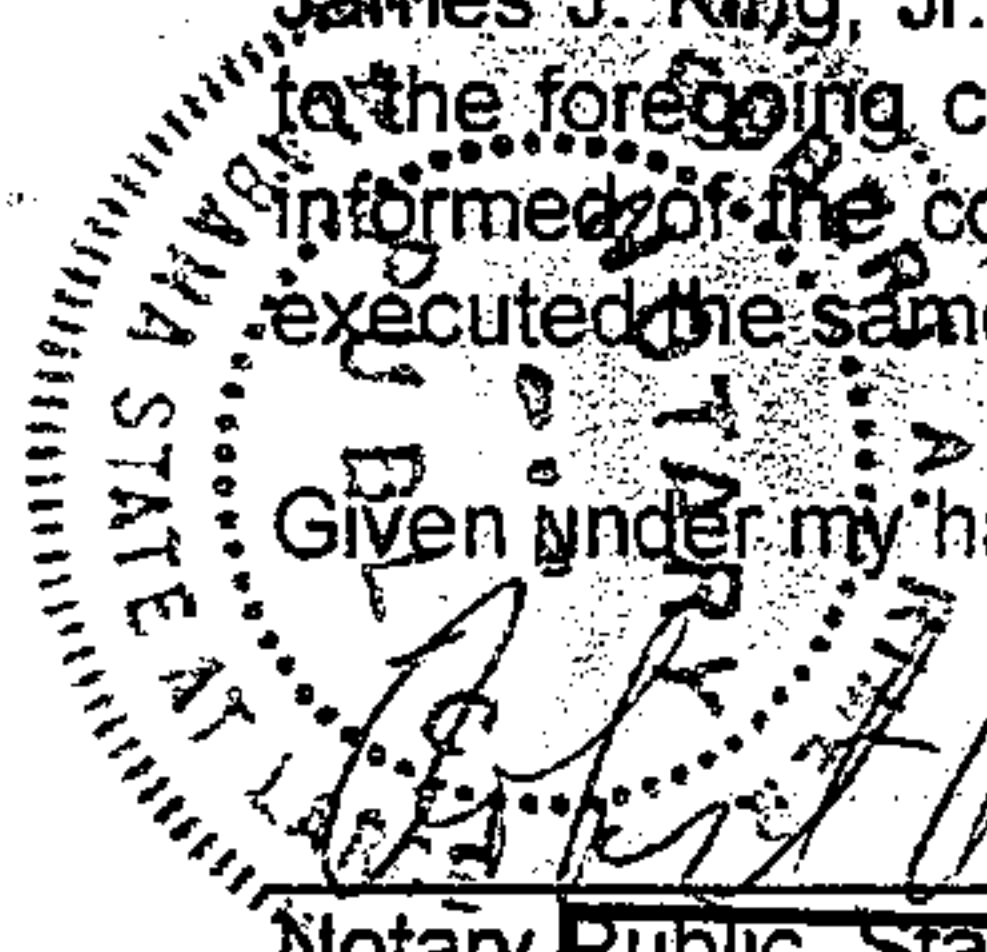

By James J. King, Jr
As: Vice President

State of ALABAMA

County of TUSCALOOSA

I,  a Notary Public in and for said County in said State, hereby certify that James J. King, Jr. as Vice President of The Westervelt Company, Inc., a Delaware corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 6th day of November, 2020.





Notary Public, State of Alabama
Robert A. Rimer
Notary Public, Alabama State At Large
My Commission Expires April 17, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the S 1/2 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 26, all in Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a 1" solid iron accepted to mark the NE Corner of the SE 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 88°35'27" E a distance of 678.31', thence S00°03'33"W a distance 657.04'; thence S 88°38'54" W a distance 2951.07' to a rebar, said rebar lying on the East right-of-way line of Shelby County Highway #47 (80' R.O.W.); thence N 03°06'53" E along the West right-of-way line a chord distance of 657.06' to a rebar, said rebar lying on the East right-of-way margin of Shelby County Highway #47; thence leaving said right of way line, N 88°32'06" E a distance of 896.94'; thence N 88°40'39" E a distance of 1340.83 POINT OF BEGINNING.

LESS and EXCEPT all easements.

PARCEL 2:

S 1/2 of N 1/2 of NE 1/4 of SW 1/4 of NE 1/4 of NW 1/4; the NE 1/4 of NE 1/4 of NW 1/4; the NE 1/4 of NW 1/4 of NE 1/4 of NW 1/4, all in Section 26, Township 20 South, Range 1 West.

Subject to a right of way for ingress and egress 60 feet in width across the Northern portion of said property which said right of way shall be for the use and benefit of all of the heirs of Deep Joseph, their heirs, successors and assigns.

Real Estate Sales Validation Form

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

Grantor's Name	The Westervelt Company, Inc., a Delaware corporation	Grantee's Name	Ashley Mezrano Steven Mezrano Joseph Properties LLC
Mailing Address	1400 Jack Warner Parkway NE Tuscaloosa, AL 35404	Mailing Address	290 Joseph Dr Columbiana, AL 35051
Property Address	0 Chelsea Rd. Columbiana, AL 35051	Date of Sale	November 06, 2020
		Total Purchase Price	\$198,000.00
		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 November 02, 2020

Print The Westervelt Company, Inc., a Delaware corporation

Unattested

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

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2020 01:23:44 PM
\$227.00 CHERRY
20201106000508030

Allen S. Bayl

Form RT-1