

20210201000053130
02/01/2021 03:55:57 PM
CORDEED 1/2

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
290 Joseph Drive
Columbiana, AL 35051

**CORRECTIVE
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 and Steven Mezrano**, (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 INSTRUMENT IS GIVEN TO CORRECT THE LEGAL DESCRIPTION AND
GRANTEES NAME IN INST. #20201106000508030, PROBATE OFFICE SHELBY
COUNTY, ALABAMA.**

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.

\$259,000.00 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 5th 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, Preasha J. Smith, 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 5th day of November, 2020.

Preasha J. Smith
Notary Public, State of Alabama

My Commission Expires: 10-16-23

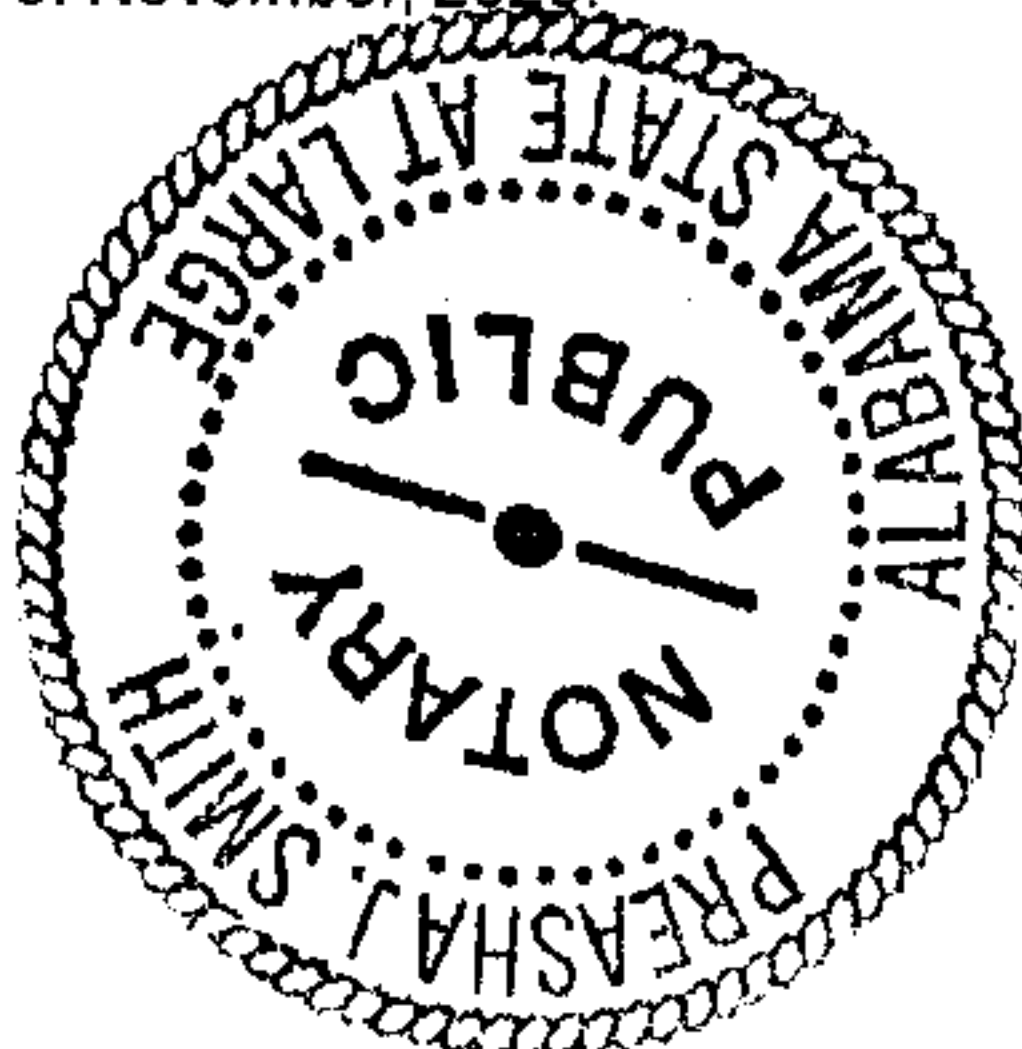


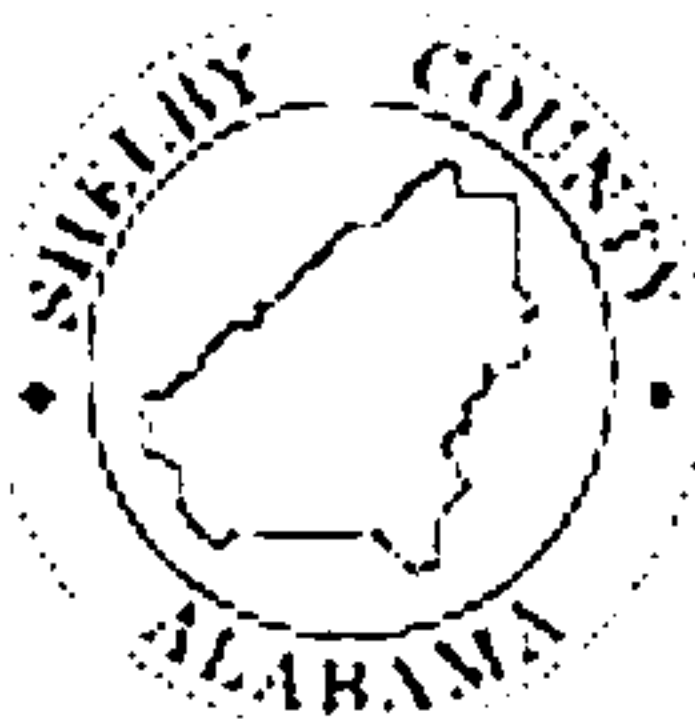
EXHIBIT "A"
LEGAL DESCRIPTION

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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2021 03:55:57 PM
\$26.00 MIST
20210201000053130

Allen S. Bayl