

20220325000122310
03/25/2022 12:30:40 PM
DEEDS 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 Mezano
Steven Mezano
290 Joseph Drive
Columbiana, AL 35051

**LIMITED LIABILITY COMPANY WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Twenty Five Thousand Four Hundred Forty Dollars and No Cents (\$25,440.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Joseph Properties LLC, an Alabama Limited Liability Company, whose mailing address is 290 Joseph Drive, Columbiana, AL 35051** (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor, does by these presents, grant, bargain, sell and convey unto **Ashley Mezano and Steven Mezano, whose mailing address is 290 Joseph Drive, Columbiana, AL 35051** (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, to wit:

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.

TO HAVE AND TO HOLD, to 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, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Ashley Joseph Mezano, its Managing Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of March, 2022.

JOSEPH PROPERTIES LLC

Ashley Joseph Mezano
Ashley Joseph Mezano
Managing Member

State of Alabama

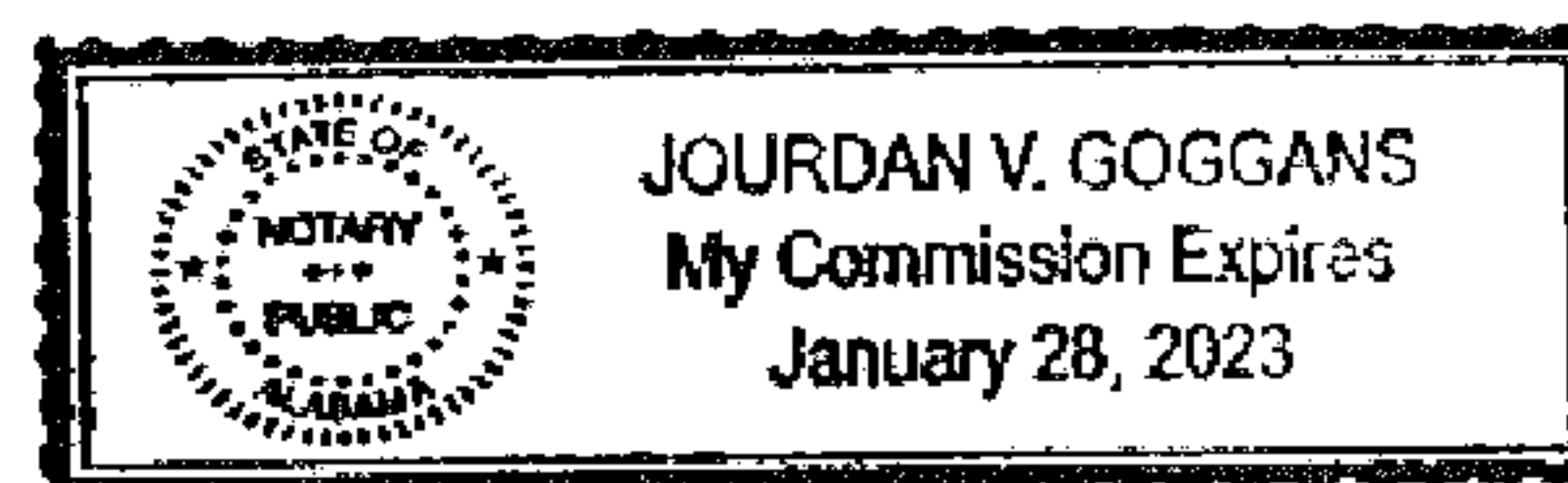
} General Acknowledgment

Shelby County

I, Jourdan Goggans, a Notary Public in and for the said County, in said State, hereby certify that Ashley Joseph Mezano, whose name as Managing Member of Joseph Properties LLC, an Alabama Limited Liability Company 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 conveyance he/she/they as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 14th day of March, 2022

Jourdan V. Goggans
Notary Public, State of Alabama
Printed Name of Notary: Jourdan Goggans
My Commission Expires: 01/28/2023





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2022 12:30:40 PM
\$50.50 BRITTANI
20220325000122310

20220325000122310 03/25/2022 12:30:40 PM DEEDS 2/2

Allen S. Beyl

Real Estate Sales Validation Form

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

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

Grantee's Name Ashley Mezrano
Mailing Address Steven Mezrano
290 Joseph Drive
Columbiana, AL 35051

Property Address Vacant land
Columbiana AL
35051

Date of Sale March 14, 2022
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 25,440.00

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 tax value

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 Mike T Atchison

Unattested _____

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1