

Send Tax Notice To: Monica Josephson
118 1st Avenue West
Helena, AL 35080

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **Monica Josephson, a single woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Monica Josephson, in her capacity as Trustee of that certain trust created on or about 05 February, 2024, and known as the Joseph Family Trust**, hereinafter known as the GRANTEE;

A part of Lots 8 and 9, in Block 7, according to the Map of the Town of Helena, Alabama, drawn by Joseph Squire, recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commencing at the SW corner of said Block 7; Thence South 83 degrees 06 minutes 18 seconds East and run a distance of 71.00 feet to the Point of Beginning; Thence North 06 degrees 17 minutes 21 seconds East and run a distance of 100.90 feet; Thence South 83 degrees 50 minutes 02 seconds East and run a distance of 155.20 feet; Thence South 10 degrees 49 minutes 52 seconds East and run a distance of 108.00 feet; Thence North 83 degrees 06 minutes 18 seconds West and run a distance of 187.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) current taxes; (2) Easements and Rights of Way affecting the land; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 40, at Page 153 in the Probate Office; (4) Encroachment of fence off of the property as shown by the Survey of R.C. Farmer dated October 9, 1995.

The legal description was provided by the GRANTOR and was taken from that certain instrument recorded as Instrument # 20030822000557850, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

Shelby County, AL 02/05/2024
State of Alabama
Deed Tax: \$267.50

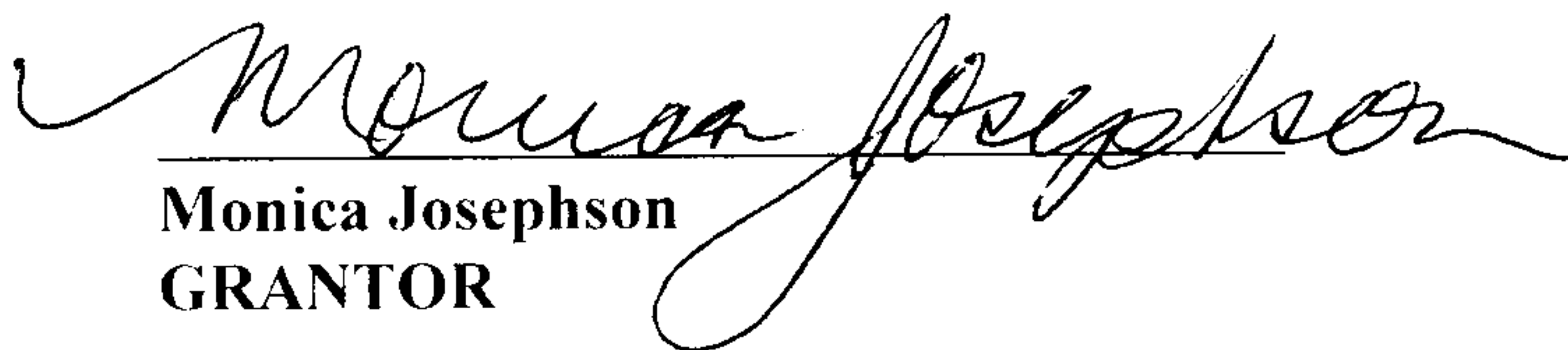


20240205000028820 2/3 \$295.50
Shelby Cnty Judge of Probate, AL
02/05/2024 01:41:22 PM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, 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 and assigns forever, against the lawful claims of all person.

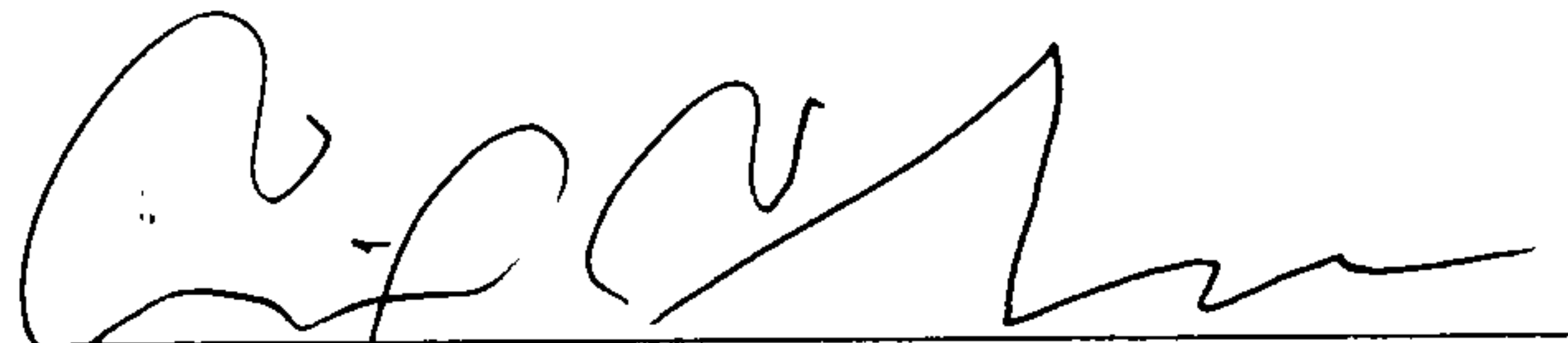
IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 05 Day of Feb., 2024.


Monica Josephson
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Monica Josephson*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 05 Day of Feb., 2024.



NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Monica Josephson
Mailing Address 118 1st Ave. West
Helen, AL 35020

Grantee's Name Josephson Family Trust
Mailing Address 118 1st Ave. West
Helen, AL 35020

Property Address 118 1st Ave. West
Helen, AL 35020

Date of Sale 2/5/24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 267,280.00

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 Records

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 2/5/24

Unattested

(verified by)

Print Monica Josephson
Sign Monica Josephson
(Grantor/Grantee/Owner/Agent) circle one

