

STATE OF ALABAMA  
SHELBY COUNTY



20240906000278380 1/7 \$713.00  
Shelby Cnty Judge of Probate, AL  
09/06/2024 03:58:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) and other valuable considerations, to the undersigned, J. Anthony Joseph, a married man and Ashley Brooke Joseph Mezrano a married woman, herein referred to as Grantor, in hand paid by Joseph Lumber Forest Enterprises Inc. hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto said Grantee the following described real estate as shown on the following recorded documents in the Office of the Judge of Probate of Shelby County, Alabama.:

**SEE ATTACHED FIVE (5) EXHIBITS**

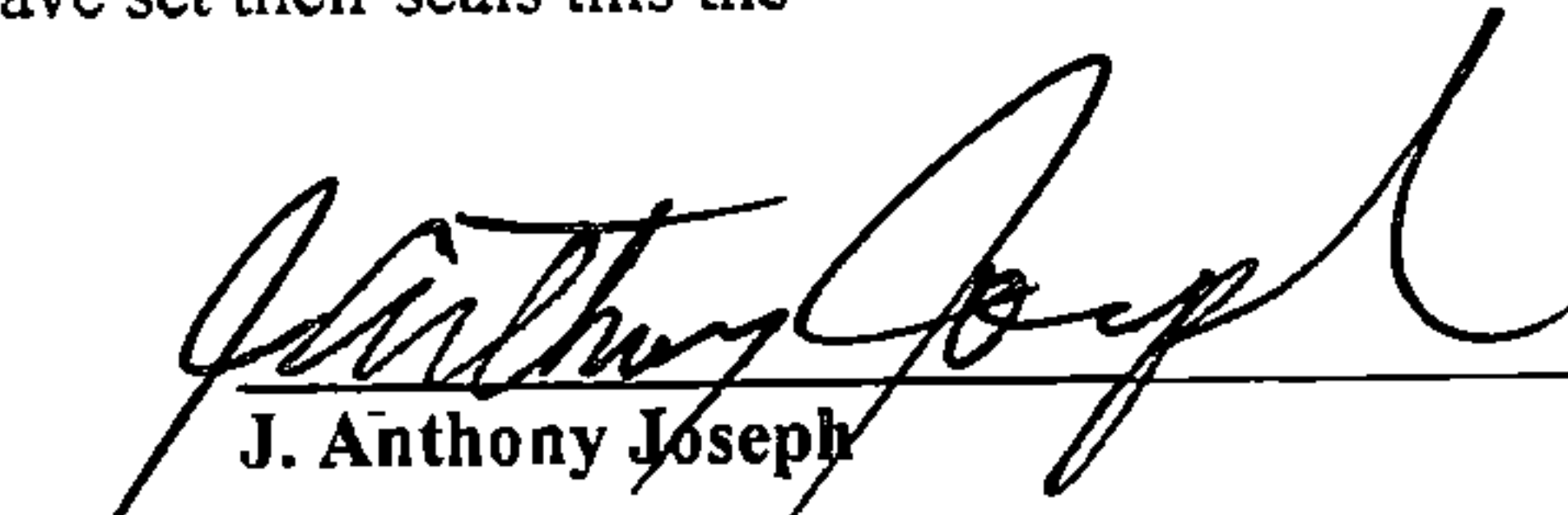

20081031000423140      20050322000127460  
20081031000423190      20081031000423280  
20081031000423290

TO HAVE AND TO HOLD unto said Grantee and the heirs and assigns of Grantee, forever, together with any and all remainder of reversion interest therein;

AND THE GRANTOR does for itself and for its successors and assigns, covenant with the Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that it has a good right to sell and convey the same as is done hereby, that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument, or any matter here stated.

IN WITNESS WHEREOF, the Grantors have set their seals this the

this the 4 day of September, 2024.

  
J. Anthony Joseph  
  
Ashley Brooke Joseph Mezrano

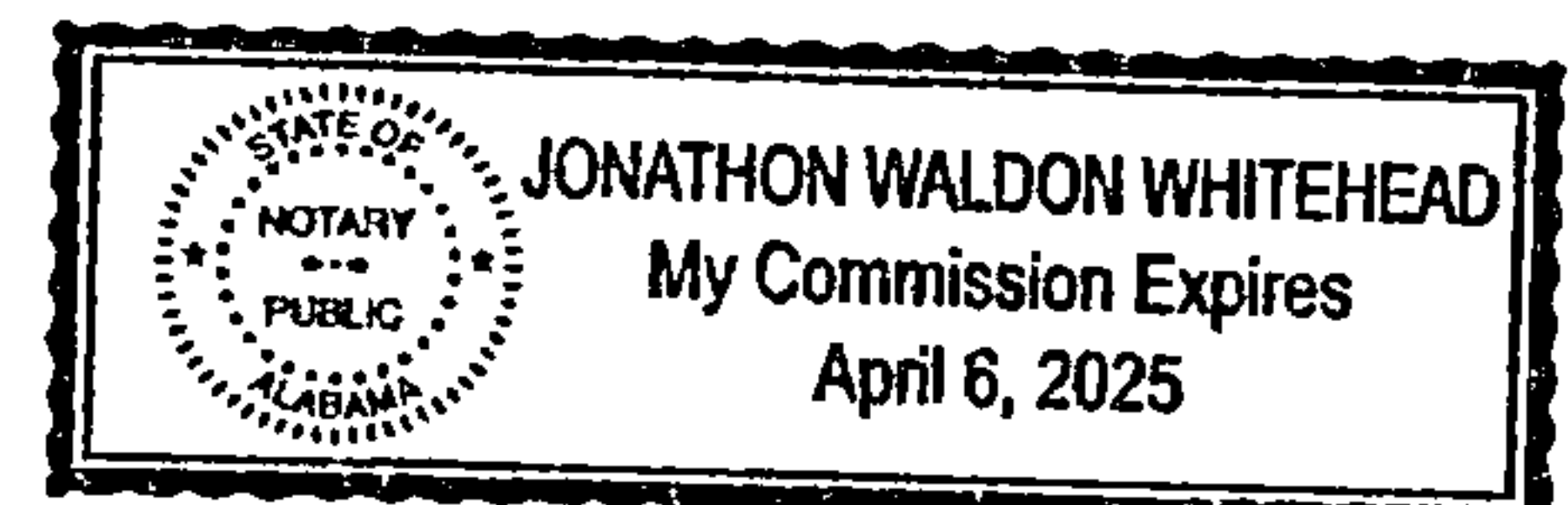
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority in and for said County, in said State, hereby certify that **J. Anthony Joseph** and **Ashley Brooke Joseph Mezrano** whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4<sup>th</sup> day of September, 2024.

  
Jonathon W. Whitehead Notary Public

My Commission expires: April 6, 2025



This instrument prepared by:  
RAY AND GILLILAND, P. C.  
P. O. BOX 1183  
SYLACAUGA, ALABAMA 35150

Shelby County, AL 09/06/2024  
State of Alabama  
Deed Tax: \$673.00



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PARCEL NUMBER	SECTION	TOWNSHIP	RANGE	INSTRUMENT NUMBER
15 7 26 0 000 002.002	26	20S	01W	20081031000423140

From the accepted Northeast corner of the SE 1/4 of NW 1/4 of Section 26, Township 20 South, Range 1 West, being the POINT OF BEGINNING of herein described parcel of land, and run thence West along the North boundary of said SE 1/4 of NW 1/4 a distance of 679.54 feet; thence turn 86 degrees 19 minutes 28 seconds left and run 241.16 feet; thence turn 01 degrees 28 minutes 53 seconds left and run 420.23 feet; thence turn 91 degrees 43 minutes 50 seconds left and run 696.51 feet to a point on the East boundary of aforementioned SE 1/4 of NW 1/4; thence turn 89 degrees 12 minutes 29 seconds left and run 666.40 feet to the point of beginning of herein described parcel of land

LESS AND EXCEPT THE FOLLOWING 3.78 ACRES: From the accepted Northeast corner of the SE1/4 of NW1/4 of Section 26, Township 20 South, Range 1 West, run thence West along the accepted North boundary of said SE1/4 of NW1/4 a distance of 679.54 feet; thence turn 86 degrees 19 minutes 28 seconds left and run 241.16 feet to the point of beginning of herein excepted parcel; thence continue along said course a distance of 420.23 feet; thence turn 91 degrees 43 minutes 50 seconds left and run 473.40 feet; thence turn 83 degrees 13 minutes 54 seconds left and run 342.81 feet; thence turn 90 degrees 00 minute left and run 90.0 feet; thence turn 90 degrees 00 minutes right and run 250.0 feet; thence turn 90 degrees 00 minutes right and run 100.0 feet; thence turn 90 degrees 00 minutes left and run 167.0 feet to the point of beginning of herein describe excepted parcel.

Also a 60.0 foot easement for ingress, egress and utilities, being more particularly described as follows: From the accepted Northeast corner of the SE 1/4 of NW1/4 run thence West along the North boundary of said SE1/4 of NW1/4 a distance of 679.54 feet; thence turn 86 degrees 19 minutes 28 seconds left and run 241.16 feet; thence turn 01 degrees 28 minutes 53 seconds left and run 36.56 feet to the POINT OF BEGINNING of the centerline of said 60.0 foot easement; thence turn 124 degrees 50 minutes 40 seconds right and run 147.23 feet along said easement centerline and the following courses: 42 degrees 56 minutes 44 seconds left for 138.31 feet; thence 19 degrees 10 minutes 16 seconds right for 229.99 feet; thence 07 degrees 05 minutes 25 seconds right for 197.86 feet; thence 00 degrees 19 minutes 30 seconds right for 233.45 feet; thence 15 degrees 58 minutes 25 seconds right for 100.86 feet; thence 17 degrees 30 minutes 14 seconds right for 232.44 feet; thence 19 degrees 48 minutes 44 seconds left for 94.80 feet; thence turn 08 degrees 53 minutes 50 seconds left and run 317.72 feet to a point of termination of herein described easement centerline at a point in the centerline of the County paved road No. 47.





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PARCEL NUMBER	SECTION	TOWNSHIP	RANGE	INSTRUMENT NUMBER
15 7 26 0 000 002.004	26	20S	01W	20050322000127460

From the accepted Northeast corner of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 26, Township 20 South, Range 1 West, run thence West along the accepted North boundary of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  a distance of 679.54 feet; thence turn 86 degrees 19 minutes 28 seconds left and run 241.16 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 420.23 feet; thence turn 91 degrees 43 minutes 50 seconds left and run 473.40 feet; thence turn 83 degrees 13 minutes 54 seconds left and run 342.81 feet; thence turn 90 degrees 00 minutes left and run 90.0 feet; thence turn 90 degrees 00 minutes left and run 80.0 feet; thence turn 90 degrees 00 minutes right and run 250.0 feet; thence turn 90 degrees 00 minutes right and run 100.0 feet; thence turn 90 degrees 00 minutes left and run 167.0 feet to the point of beginning; being situated in Shelby County Alabama.

Also a 60.0 foot easement for ingress and egress and utilities more particularly described as follows:

From the Northwest corner of the above described parcel of land run thence East along the North boundary of said parcel a distance of 60.36 feet to the point of beginning of the centerline of herein described easement; thence turn 119 degrees 48 minutes 24 seconds left and run 220.61 feet along said easement centerline and the following courses: 42 degrees 56 minutes 44 seconds left for 138.31 feet; thence 19 degrees 10 minutes 16 seconds right for 29.99 feet; 07 degrees 05 minutes 25 seconds right for 197.86 feet; 00 degrees 19 minutes 30 seconds right for 233.45 feet; 15 degrees 58 minutes 25 seconds right for 100.86 feet; 17 degrees 30 minutes 14 seconds right for 232.44 feet; 19 degrees 48 minutes 44 seconds left for 94.80 feet; thence turn 08 degrees 53 minutes 50 seconds left and run along said easement centerline a distance of 317.72 feet to a point of termination in the center of County paved road No. 47.

All being situated in Shelby County, Alabama.



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PARCEL NUMBER	SECTION	TOWNSHIP	RANGE	INSTRUMENT NUMBER
15 7 26 0 000 003.004	26	20S	01W	20081031000423190

The SE 1/4 of the NE 1/4 of the NW 1/4, Section 26, Township 20  
South, Range 1 West.

The SE 1/4 of SW 1/4 of NE 1/4 of NW 1/4 of Section 26, Township 20  
Range 1 West.

The South 1/4 of the NE 1/4 of SW 1/4 of NE 1/4 of NW 1/4 of Section 26,  
Township 20 South, Range 1 West.



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PARCEL NUMBER	SECTION	TOWNSHIP	RANGE	INSTRUMENT NUMBER
15 7 26 0 000 002.011	26	20S	01W	20081031000423280

From a 1" solid bar accepted as the Northwest corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 20 South, Range 1 West, run thence East along the accepted North boundary of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  a distance of 462.99 feet to a  $\frac{1}{2}$ " rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 117.42 feet to a  $\frac{1}{2}$ " rebar that is 778.67 feet West of a pin in a rock pile accepted as the Northeast corner of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence turn 90 deg. 00 min. 00 sec. right and run 177.54 feet to a  $\frac{1}{2}$ " rebar on the Northerly boundary of a 60' easement for ingress and egress (known as Joseph Drive); thence turn 127 deg. 02 min. 01 sec. right and run 33.44 feet along said easement boundary to a  $\frac{1}{2}$ " rebar; thence turn 42 deg. 56 min. 23 sec. left and run 91.20 feet along said easement boundary to a  $\frac{1}{2}$ " rebar; thence turn 95 deg. 54 min. 22 sec. right and run 166.78 feet to the point of beginning of herein described parcel of land, containing 0.44 acres, situated in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama. The same being identified as Parcel 4 on that certain survey of Hickey Land Surveying, Inc. dated August 21, 2002.

Also the right of ingress and egress over and along that certain 60 foot right of way known as Joseph Drive.



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15 7 26 0 000 002.009	26	20S	01W	20081031000423290

The North 1/2 of the SW 1/4 of the NE 1/4, Section 26, Township 20 South, Range 1 West;

Also the N 1/2 of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 1 West.



# Real Estate Sales Validation Form

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

Grantor's Name Ashley Joseph Mezrano  
Mailing Address J. Anthony Joseph  
320 Joseph Drive  
Columbiana, AL 35051

Grantee's Name Joseph Lumber Forest  
Mailing Address Enterprises, Inc  
320 Joseph Drive  
Columbiana, AL 35051

Property Address 320 Joseph Drive  
Columbiana, AL 35051

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 672,780

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 \_\_\_\_\_

Print Ashley Joseph Mezrano

Sign

Ashley Joseph Mezrano  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1