

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
ASHLEY MEZRANO and STEVEN
MEZRANO BY POWER OF
ATTORNEY, ASHLEY JOSEPH
MEZRANO
JOSEPH PROPERTIES, LLC

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Eight Thousand Six Hundred Forty and 00/100 Dollars (\$248,640.00)* to the undersigned Grantor, HERITAGE OAKS INVESTMENTS, LLC, (hereinafter referred to as Grantor, whose mailing address is LONG LEGAL , CHELSEA, AL), in hand paid by the Grantees herein (whose mailing address is shown above), 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, and JOSEPH PROPERTIES, LLC (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED "EXHIBIT A"

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

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 for such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 27th day of September, 2024.

HERITAGE OAKS
INVESTMENTS, LLC

By: 

ROBIN TRIMM, AUTHORIZED

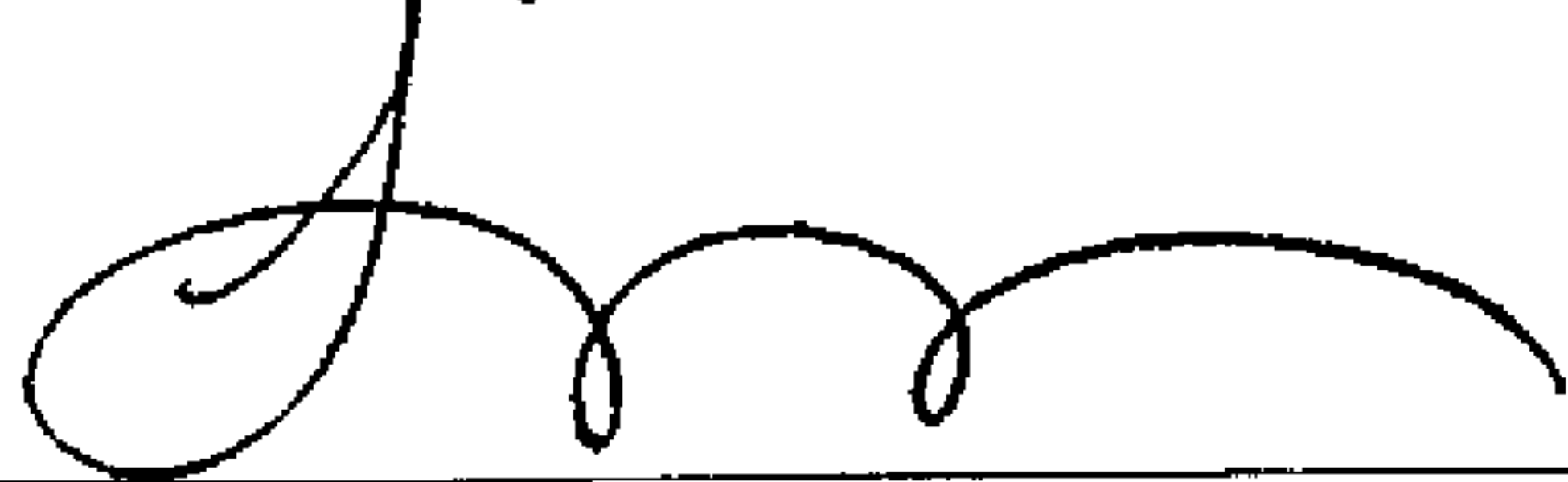
SIGNATORY

Its: AUTHORIZED SIGNATORY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROBIN TRIMM, whose name as AUTHORIZED SIGNATORY of HERITAGE OAKS INVESTMENTS, LLC, 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, ROBIN TRIMM, AUTHORIZED SIGNATORY, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said HERITAGE OAKS INVESTMENTS, LLC on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2024.



NOTARY PUBLIC

My Commission Expires:

3-11-28

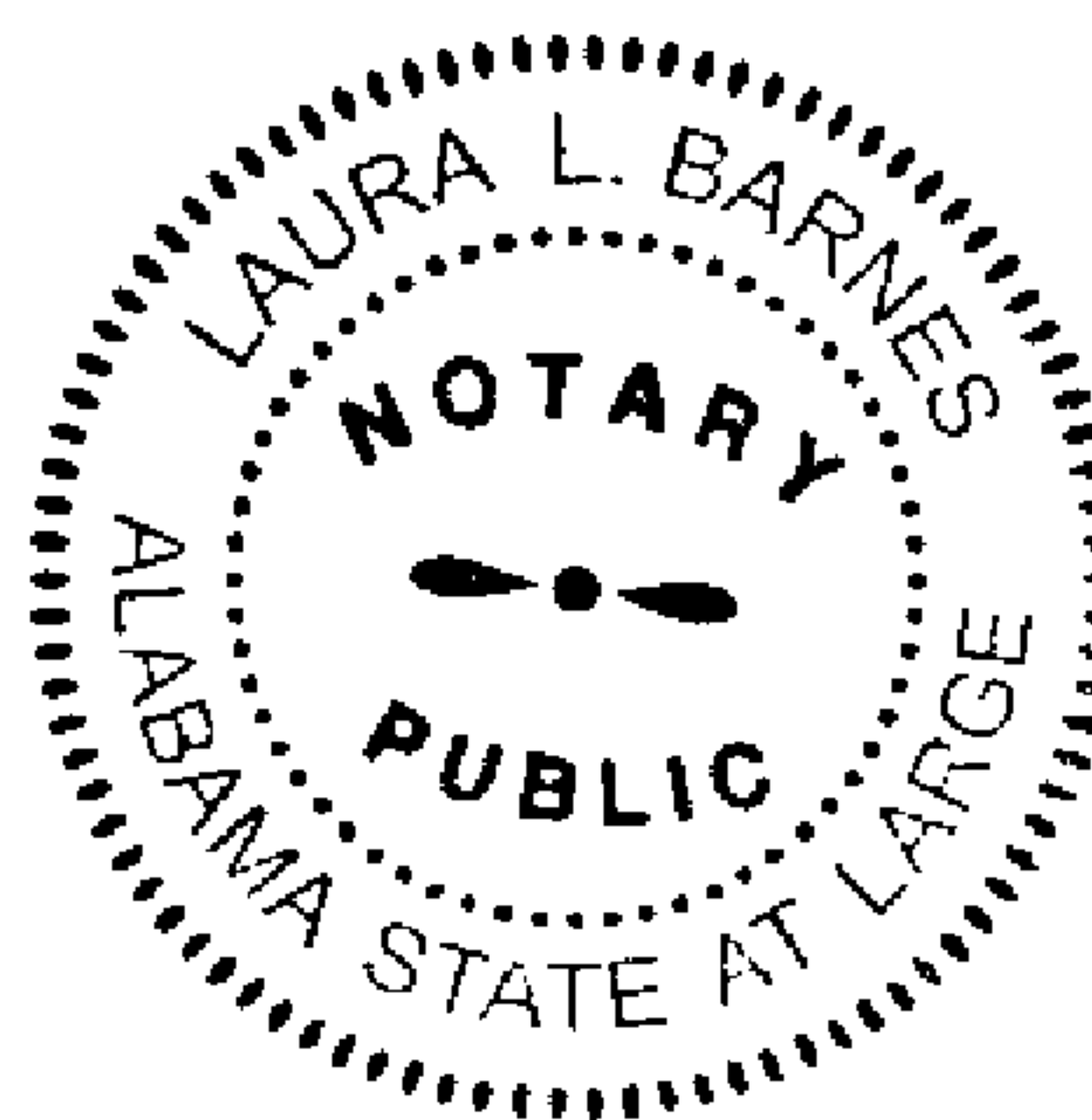


EXHIBIT A

LEGAL DESCRIPTION

TRACT NO. 8: Commence at a 1" solid iron in place being the Northwest corner of the Northeast one-fourth of the Northeast one-fourth of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 88° 51' 47" East along the North boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 35 for a distance of 386.24 feet (set ½" rebar CA-0114-LS) to a point on the Westerly right-of-way of Cove Springs Road; thence proceed Southwesterly along the Westerly right-of-way of said Cove Springs Road the following bearings and distances: South 08° 44' 55" West, 204.70 feet; South 05° 14' 41" West, 131.92 feet; South 12° 19' 54" West, 100.86 feet; South 37° 01' 49" West, 103.98 feet; South 43° 50' 31" West, 80.89 feet; South 33° 18' 14" West, 91.38 feet; South 28° 31' 07" West, 105.24 feet; South 29° 09' 52" West, 135.18 feet; South 16° 01' 00" West, 168.10 feet (set ½" rebar CA-0114-LS); thence proceed North 30° 55' 17" West for a distance of 1055.29 feet to a point on the centerline of Easement No. 1, being a 60 foot wide easement; thence proceed North 18° 01' 04" East for a distance of 441.25 feet; thence proceed North 45° 51' 55" West for a distance of 511.84 feet; thence proceed North 88° 38' 53" East for a distance of 127.09 feet to a 1" pipe in place; thence proceed North 89° 08' 36" East for a distance of 658.79 feet to a 1" pipe in place, said point being located on the East boundary of the Southwest one-fourth of the Southeast one-fourth of Section 26, Township 20 South, Range 1 West; thence proceed South 00° 14' 04" West along the East boundary of said quarter-quarter section for a distance of 679.80 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northeast one-fourth, the Northwest one-fourth of the Northeast one-fourth of Section 35 and the Southwest one-fourth of the Southeast one-fourth of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama and contains 20.72 acres.

EASEMENT NO. 1: A 60 foot easement being 30 feet in equal width on each side of the following described line: Commence at a 1" solid iron in place being the Northwest corner of the Northeast one-fourth of the Northeast one-fourth of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 00° 14' 04" East along the East boundary of the Southwest one-fourth of the Southeast one-fourth of Section 26, Township 20 South, Range 1 West for a distance of 679.80 feet to a 1" pipe in place; thence proceed South 89° 08' 36" West for a distance of 459.63 feet; thence proceed South 06° 56' 59" West for a distance of 787.80 feet to the centerline of said 60 foot easement; thence proceed North 57° 55' 07" East along the centerline of said easement for a distance of 60 feet to the point of beginning of said 60 foot easement. From this beginning point proceed South 57° 55' 07" West along the centerline of said easement for a distance of 309.01 feet to the P. C. of a concave curve right having an arc length of 209.18 feet and a radius of 500.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 69° 54' 14" West, 207.66 feet to the P. T. of said curve; thence proceed South 81° 53' 20" West along the centerline of said easement for a distance of 513.96 feet to the P. C. of a concave curve left having an arc length of 86.37 feet and a radius of 500.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 76° 56' 25" West, 86.26 feet to the P. T. of said curve; thence proceed South 71° 59' 29" West along the centerline of said easement for a distance of 509.85 feet to the P. C. of a concave curve left having an arc length of 98.09 feet and a radius of 175.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 55° 56' 01" West, 96.81 feet to the P. T. of said curve; thence proceed South 39° 52' 33" West along the centerline of said easement for a distance of 36.70 feet to the P. C. of a concave right having an arc length of 118.13 feet and a radius of

425.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 47° 50' 21" West, 117.76 feet to the P. T. of said curve; thence proceed South 55° 48' 08" West along the centerline of said easement for a distance of 34.10 feet to the P. C. of a concave curve left having an arc length of 206.07 feet and a radius of 250.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 32° 11' 19" West, 200.28 feet to the P. T. of said curve; thence proceed South 08° 34' 31" West along the centerline of said easement for a distance of 109.68 feet to the P. C. of a concave curve right having an arc length of 451.42 feet and a radius of 350.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 45° 31' 27" West, 420.77 feet to the P. T. of said curve; thence proceed South 82° 28' 24" West along the centerline of said easement for a distance of 219.57 feet to the P. C. of a concave curve right having an arc length of 39.27 feet and a radius of 419.66 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 85° 09' 15" West, 39.26 feet to the P. T. of said curve; thence proceed South 87° 01' 45" West along the centerline of said easement for a distance of 152.64 feet to the P. C. of a concave curve right having an arc length of 207.24 feet and a radius of 600.00 feet; thence proceed Northwesterly along the centerline of said curve and along the curvature of said curve for a chord bearing and distance of North 83° 04' 33" West, 206.22 feet to the P. T. of said curve; thence proceed North 73° 10' 50" West along the centerline of said easement for a distance of 54.85 feet to the P. C. of a concave curve right having an arc length of 120.36 feet and a radius of 175.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 53° 28' 36" West, 118.01 feet to the P. T. of said curve; thence proceed North 33° 46' 22" West along the centerline of said easement for a distance of 98.53 feet; thence proceed North 33° 46' 22" West along the centerline of said easement for a distance of 63.92 feet; thence proceed North 37° 43' 35" West along the centerline of said easement for a distance of 103.42 feet; thence proceed North 41° 40' 48" West along the centerline of said easement for a distance of 112.33 feet to the P. C. of a concave curve right having an arc length of 122.99 feet and a radius of 375.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 32° 17' 03" West, 122.44 feet to the P. T. of said curve; thence proceed South 72° 58' 58" West along the centerline of said easement for a distance of 120.41 feet to the P. C. of a concave curve right having an arc length of 61.18 feet and a radius of 116.03 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 88° 05' 18" West, 60.48 feet to the P. T. of said curve; thence proceed North 76° 48' 21" West along the centerline of said easement for a distance of 353.74 feet to a point on the Easterly right-of-way of Shelby County Highway No. 47 (Chelsea Road) and the termination of said Easement No. 1.

Real Estate Sales Validation Form

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

Grantor's Name: HERITAGE OAKS
INVESTMENTS, LLC
121 Bishop Cir
Pelham AL 35242

Grantee's Name: ASHLEY MEZRANO and
STEVEN MEZRANO BY
POWER OF ATTORNEY,
ASHLEY JOSEPH MEZRANO,
JOSEPH PROPERTIES, LLC
290 Joseph Dr

Mailing Address:

Mailing Address:

Property Address: LONG LEGAL
CHELSEA, AL

Date of Sales September 27th, 2024

Total Purchase Price: (\$248,640.00)

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"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" 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 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: September 27th, 2024Print Laura L. Barnes

Unattested

Sign

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

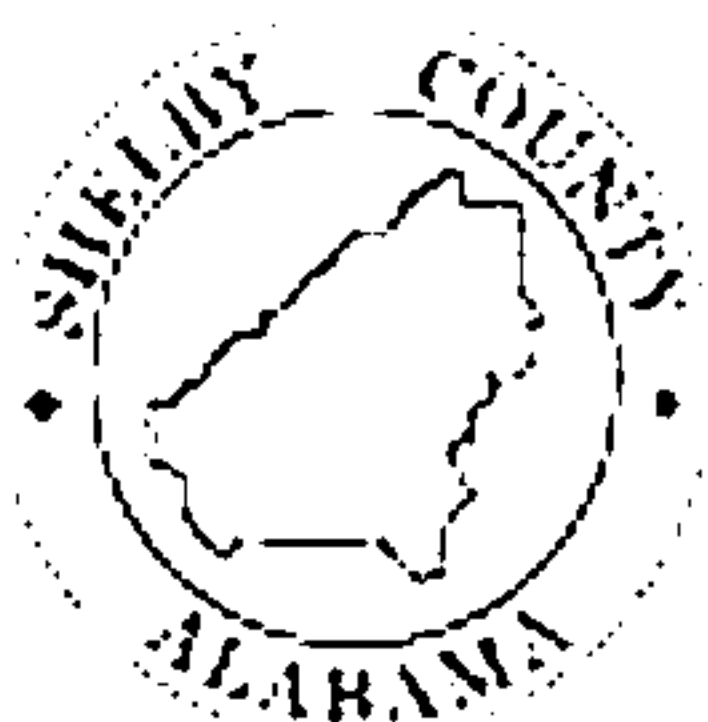
Shelby County, AL

10/18/2024 08:25:01 AM

\$284.00 DANIEL

20241018000327030

(Grantor/Grantee/Owner/Agent) circle one



Alex S. Barnes