

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Thomas A. Edwards
716 4H Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ten Thousand dollars and Zero cents (\$10,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, TSD, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Thomas A. Edwards and Rebecca D. Edwards (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, according to the Map or Plat of Fadora 1, as recorded in Map Book 40 Page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the right of ingress and egress along that certain 30 foot access easement, as shown on the Map of Fadora 1, as recorded in Map Book 40 Page 28 in the Probate Office of Shelby County, Alabama.

15' utility easement to be added south of non-exclusive ingress/egress easement on north line of Lot 2.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$50,000.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21st day of February, 2011.

_____	(Seal)	<u>Kathy A. Joseph</u>	(Seal)
		TSD, LLC	
		By: Kathy A. Joseph, As Managing Member	
_____	(Seal)	<u>managing member</u>	(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TSD, LLC By: Kathy A Joseph, As Managing member, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, 2011.

My Commission Expires: 10-16-12

M. T. Atchison
Notary Public

20110310000079670 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
03/10/2011 11:53:09 AM FILED/CERT

NOTARY PUBLIC