

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

Send Tax Notice To: Phillip Blackwell
992 County Rd 730
Clanton, AL 35046

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Sixty Thousand dollars and Zero cents (\$60,000.00) to the undersigned grantor, TSD, LLC a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Phillip Blackwell and Genia Blackwell (herein referred to as GRANTEEES) 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:

Lot 1, according to the Map or Plat of Fadora I, 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 the certain 30 foot access easement, as shown on the Map of Fadora I, as recorded in Map Book 40, Page 28 in the Probate Office of Shelby County, Alabama.

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

of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its, Managing Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of May, 2011.

TSD, LLC

By: Kathy Joseph
Kathy Joseph, Managing Member

STATE OF ALABAMA

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COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Kathy Joseph whose name as Managing Member of TSD, LLC, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of May, 2011

My Commission Expires: 10-16-12

[Signature]
Notary Public

20110525000155210 1/1 \$72.00
Shelby Cnty Judge of Probate, AL
05/25/2011 11:20:40 AM FILED/CERT

Shelby County, AL 05/25/2011
State of Alabama
Deed Tax: \$60.00

