

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:
Mr. and Mrs. C. F. Thomas, II
2410 Rolling Creek
Spring Branch, TX 78070-5758

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 **EIGHTY FIVE THOUSAND AND NO/100-----DOLLARS (\$85,000.00)**, to the undersigned grantor, **TSD, LLC, an Alabama Limited Liability Company**, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **C. F. THOMAS, II and SHARON C. THOMAS**, (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 9, according to the Map or Plat of Fadora II, as recorded in Map Book 40, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

\$60,000.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.

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 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 **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor**, by its Managing Member, **Kathy A. Joseph**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 14th day of December, 2012

TSD, LLC

BY: Kathy A. Joseph
Kathy A. Joseph, Its Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathy Joseph, whose name as Managing Member of TSD, LLC, an Alabama Limited Liability Company, 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, she as such managing member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 14th day of December, 2012.

Christa Fulmer
Notary Public

My Commission Expires: 10-9-16


20121214000478580 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
12/14/2012 02:48:16 PM FILED/CERT

Shelby County, AL 12/14/2012
State of Alabama
Deed Tax: \$25.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name TSD, LLC

Grantee's Name C. F. Thomas, III & Sharon C. Thomas

Mailing Address 5924 Cherokee Rd.
Columbiana, AL
35051

Mailing Address: 2410 Rolling Creek
Spring Branch, TX 78070-5758

Property Address: 633 Fadora Drive, Wilsonville, AL

Date of Sale

12-14-12

Total Purchase Price \$ 85,000.00

or

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)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other -

☒ 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 12-14-12

Sign Kathy Joseph
(Grantor/Grantee/Owner/Agent) circle one

Print Kathy Joseph

☐ Unattested

(Verified by)