

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

SEND TAX NOTICE TO:


Mr. Michael Williamson
121 Branch Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,


20140527000158140 1/2 \$167.00
Shelby Cnty Judge of Probate, AL
05/27/2014 09:11:00 AM FILED/CERT

That in consideration of **ONE AND NO/100-----DOLLARS (\$1.00)**, 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 **MICHAEL WILLIAMSON**, (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 3, 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.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of record.

ALSO SUBJECT TO:

1. Any re-subdivision of the Property must be approved by proper authorities, and only one such re-subdivision may be approved, with a minimum lot size of 10 acres for each lot after the re-subdivision.
2. Any residence constructed on the Property must have a minimum of 2100 square feet of heated floor space.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, 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 23rd day of May, 2014.

TSD, LLC

Shelby County, AL 05/27/2014
State of Alabama
Deed Tax: \$150.00

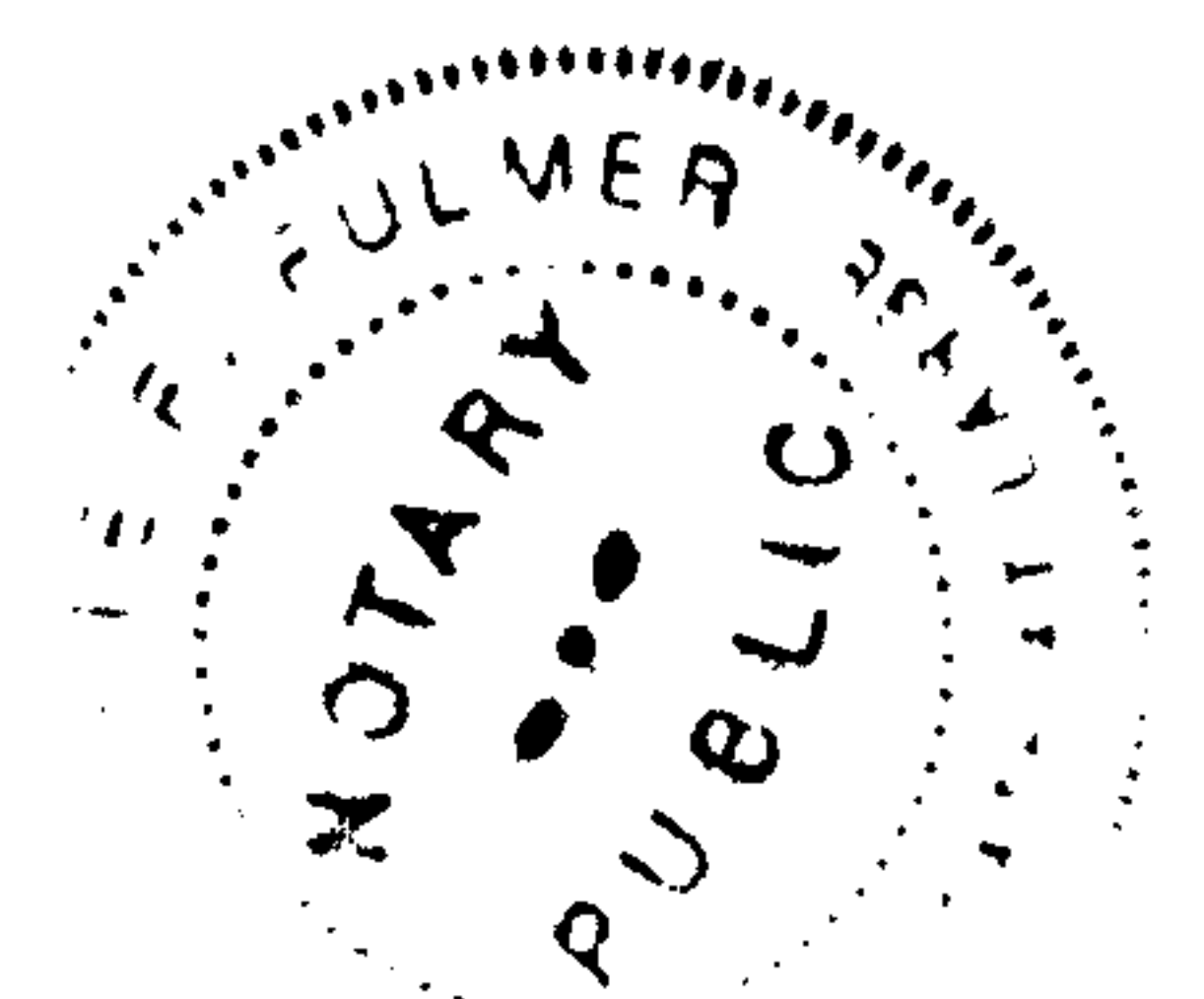
BY: Kathy A. Joseph
Kathy A. Joseph, Its Managing Member

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 23rd day of May, 2014.

Wesley Fulmer
Notary Public
My Commission Expires: 10-9-16



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

