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

SEND TAX NOTICE TO:

Mr. Michael Williamson

121 franch Dr mp

Chalsea, 17 35043

WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,	2 S
COUNTY OF SHELBY		Ø

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 23cc day of May, 2014.

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

TSD, LLC

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 23ccldax of May, 2014.

Notary Public

My Commission Expires: 10-9-16

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	Grantee's Name:Michael Williamson				
Mailing Address	4905 Hwy 69		\ddress <u>:</u>	121 Bronc	Branch Drive		
	Columbiana, AL 350			Chalsea,	41 35043		
Property Address: Lot 3.	: Lot 3, Fadora II	Date of Sa		5-23-14 ice \$			
		O1					
		Actual Value		\$			
		OI Assessor's Marl		e \$ 150.000.0)()		
	e or actual value claim of documentary evide	ed on this form can be verified in t		· · · · · · · · · · · · · · · · · · ·			
Bill of Sal	e	Appraisal					
Sales Contr		x Other – Tax Asses	sment				
Closing Stat	ement						
If the conveyance of this form is not		or recordation contains all of the re-	quired in	nformation refe	erenced above, the filing		
Grantor's name and m	ailing address - provide the	Instructions name of the person or persons conveying i	interest to	property and their	r current mailing address		
					_		
		name of the person or persons to whom in	nerest to p	roperty is being c	onveyed.		
Property address -the	physical address of the prop	perty being conveyed, if available.					
Date of Sale - the date	on which interest to the pro-	operty was conveyed.					
Total purchase price - record.	the total amount paid for th	ne purchase of the property, both real and p	ersonal, b	eing conveyed by	the instrument offered for		
Actual value - if the precord. This may be ex	roperty is not being sold, th videnced by an appraisal co	e true value of the property, both real and ponducted by a licensed appraiser or the asse	personal, t	eing conveyed by ent market value.	the instrument offered for		
determined by the loca	d and the value must be deternal official charged with the Code of Alabama 1975§ 40	ermined, the current estimate of fair market responsibility of valuing property for property for property (h).	t value, ex erty tax pu	cluding current us irposes will be use	se valuation, of the property as ed and the taxpayer will be		
I attest, to the best of a statements claimed on	my knowledge and belief the this form may result in the	at the information contained in this docume imposition of the penalty indicated in Cod	ent is true le of Alaba	and accurate. Jfurama 1975§ 40-22-	ther understand that any false 1 (h).		
Date 5-23-14	· · · · · · · · · · · · · · · · · · ·	Sign A - Company Grantor/Grantee/Owner/Agent circle	le onk				
		Print	<u> </u>				
Unattested		(Varified by)		·			
		(Verified by)					
			11.614	: : 6 : 4 & : 1			

Form RT-1

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