

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

SEND TAX NOTICE TO:

Brent L. Doriety

1179 Eagle Dr.  
Maylene, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20140610000174280 1/2 \$173.50

Shelby Cnty Judge of Probate, AL

06/10/2014 09:54:21 AM FILED/CERT

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY )

That in consideration of **ONE AND NO/100-----DOLLARS (\$1.00)**, and other good and valuable consideration, 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 **BRENT L. DORIETY and CANDACE B. DORIETY**, (herein referred to as **GRANTEE**), 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**, described as follows:

**Lot 8, 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.**

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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 9th day of June, 2014.

**TSD, LLC**

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

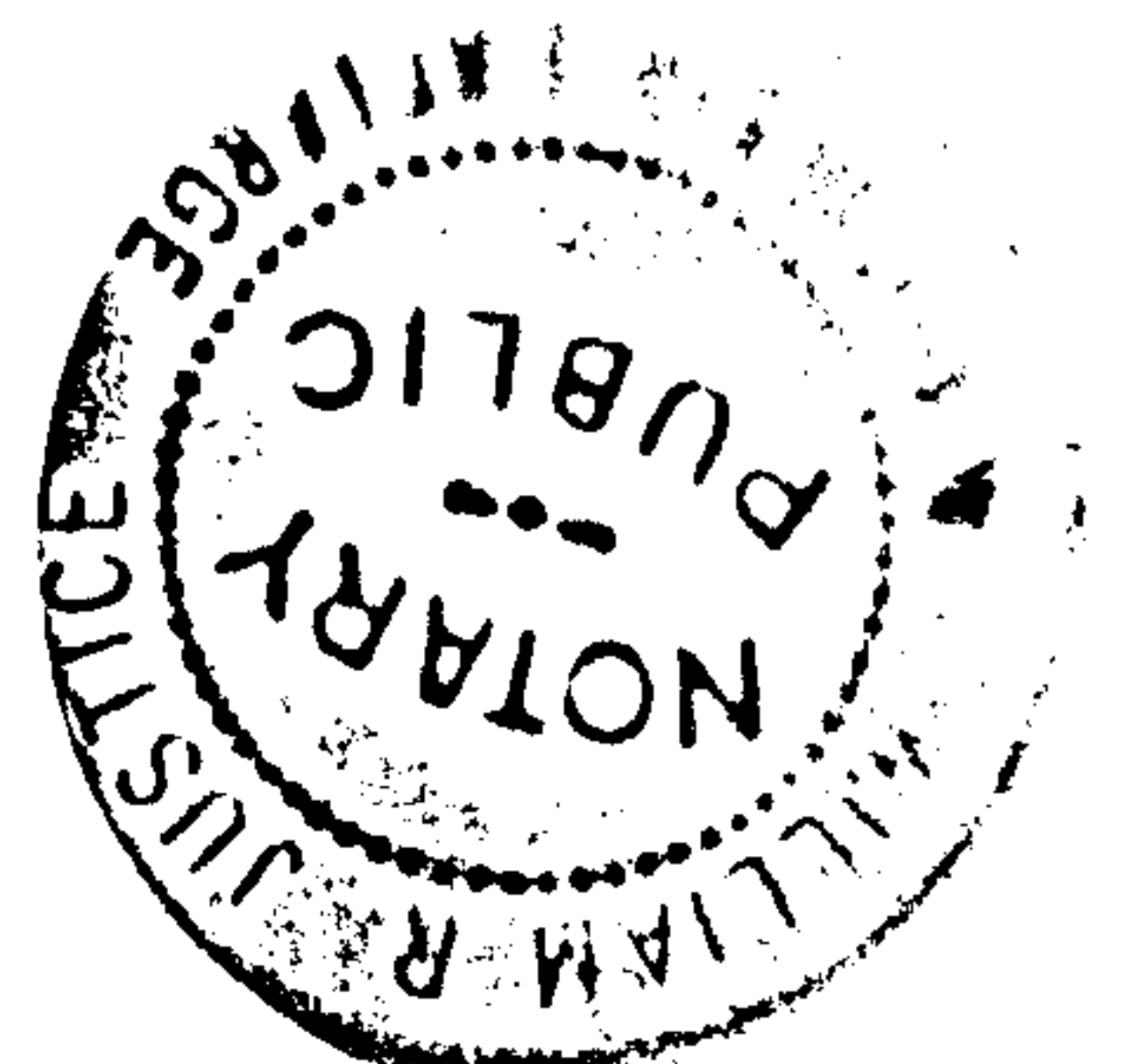
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathy A. 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 9th day of June, 2014.

Shelby County, AL 06/10/2014  
State of Alabama  
Deed Tax: \$156.50

William R. Justice  
Notary Public  
My Commission Expires: 9/12/15



# 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  
Mailing Address 4905 Hwy 69  
Columbiana, AL 35051

Grantee's Name: Brent L. Doriety & Candace B. Doriety  
Mailing Address: 1179 Eagle Dr.  
Maylene, AL 35114

Property Address: Lot 8, Fadora II  
Hwy 5, Wilsonville, AL

Date of Sale 6-9-14  
Total Purchase Price \$                     

or  
Actual Value \$                       
or  
Assessor's Market Value \$ 156,080.00

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  
       Sales Contract  
       Closing Statement  
       Appraisal  
  x   Other – Tax Assessment

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 6-9-14

Sign Kathy Joseph  
(Grantor/Grantee/Owner/Agent) circle one  
Print KATHY JOSEPH managing member

       Unattested

(Verified by)