

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

SEND TAX NOTICE TO:  
Mr. & Mrs. Dennis L. Cockrell  
401 Christy Lane  
Andalusia, AL 36420

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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 **Dennis L. Cockrell and Benny Jo Cockrell**, (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 5, 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 2015 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 10<sup>th</sup> day of November, 2014.

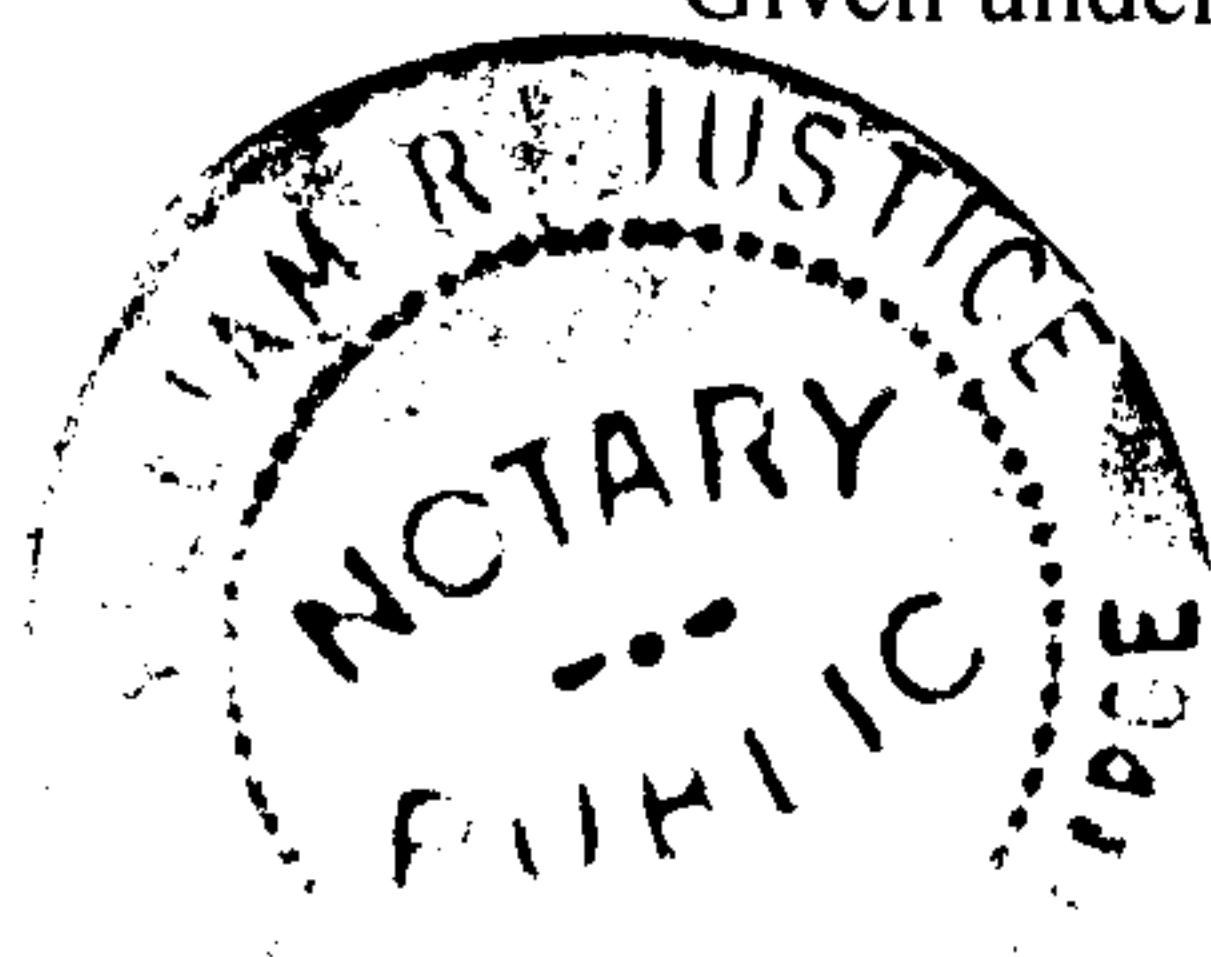
**TSD, LLC**

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 10<sup>th</sup> day of November, 2014.



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

Shelby County, AL 11/10/2014  
State of Alabama  
Deed Tax: \$153.00

20141110C00354580 1/2 \$170.00  
Shelby Cnty Judge of Probate, AL  
11/10/2014 03:37:34 PM FILED/CERT



*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  
Chelsea, AL 35043

Grantee's Name Dennis L. Cockrell & Benny Jo Cockrell  
Mailing Address 401 Christy Lane  
Andalusia, AL 36420

Property Address: Lot 5, Fadora II  
Chelsea, AL 35043  
Shelby County, Alabama

Total Purchase Price      \$ \_\_\_\_\_  
or  
Actual Value                \$ \_\_\_\_\_  
or  
Assessor's Market Value   \$ 152,780.00

\_\_\_\_\_ Bill of Sale  
\_\_\_\_\_ Sales Contract  
\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal  
 \_\_\_\_\_ x Other – SC Tax Assessor Records

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Date 1/-10-14

\* Sign Kathy Joseph Manager Member  
(Grantor/Grantee/Owner/Agent) Circle one  
Print Kathy Joseph

Unattested

(Verified by)



20141110000354580 2/2 \$170.00  
Shelby Cnty Judge of Probate, AL  
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