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 resubdivision 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% day of November, 2014.

TSD, LLC

BY: A - Se 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 10th day of November, 2014.

Notary Public

My Commission Expirés:

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

201411100000354580 1/2 \$170.00 201411100000354580 1/2 \$170.00 Shelby Cnty Judge of Probate, AL 11/10/2014 03:37:34 PM FILED/CERT

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1 (Seller) (Buyer) Grantee's Name Dennis L. Cockrell & Benny Jo Cockrell Grantor's Name TSD, LLC Mailing Address 401 Christy Lane Mailing Address 4905 Hwy 69 Andalusia, AL 36420 Chelsea, AL 35043 Date of Sale 11/10/14 Property Address: Lot 5, Fadora II Chelsea, AL 35043 Total Purchase Price Shelby County, Alabama or Actual Value or Assessor's Market Value \$ 152,780.00 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) \_\_\_\_ Appraisal \_\_\_\_ x\_Other – SC Tax Assessor Records Bill of Sale \_\_\_\_Sales Contract 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). Grantor Grantee Owner/Agent) Fircle one Unattested (Verified by)

> 201411100000354580 2/2 \$170.00 Shelby Cnty Judge of Probate, AL 11/10/2014 03:37:34 PM FILED/CERT

Form RT-1