

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Nsiande D. Mfala
263 Decar Grove Parkway
Alabaster, AL 35007

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Seven Thousand Five Hundred and No/100 (\$37,500.00) Dollars
to the undersigned grantor, TWS Homes, Inc., an Alabama corporation

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which
is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and
convey unto Nsiande D. Mfala and Marlon K. Seay

(herein referred to as GRANTEES) 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 to
wit:

Lot 41, according to the Survey of Final Plat of Sterling Gate, Sector 2, Phase 2, as
recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama.

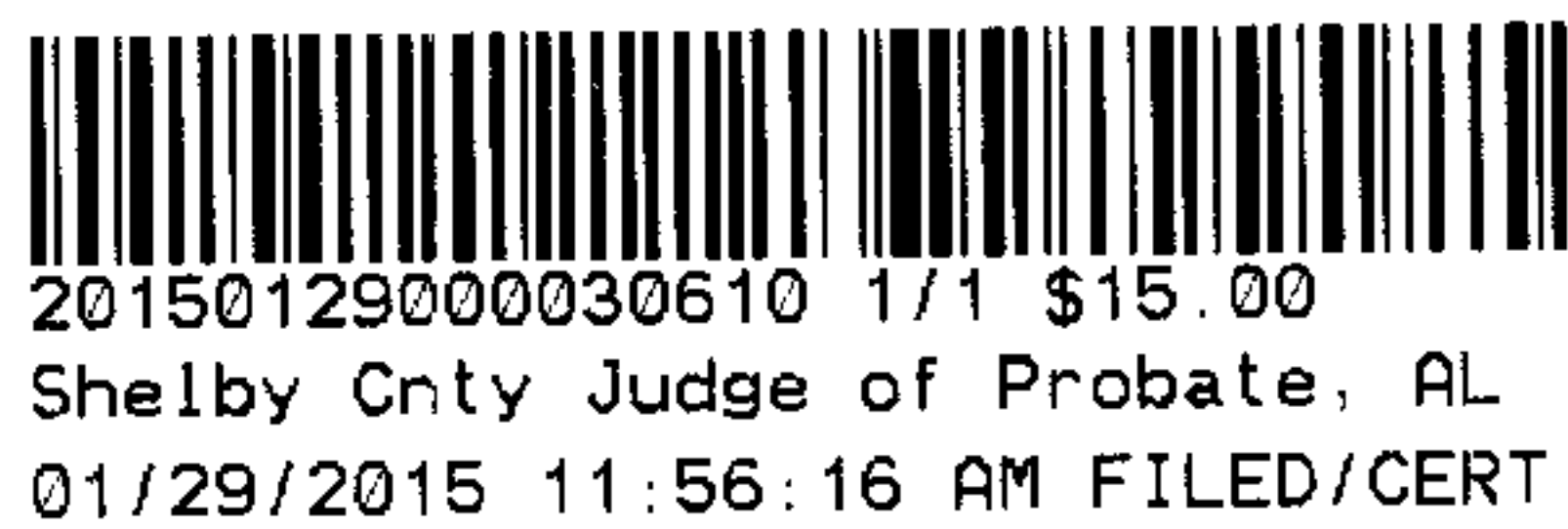
Subject to: current taxes, easements and restrictions of record.

\$ 33,500.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and
upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and
assigns of such survivor forever, together with every contingent remainder and right of reversion.
And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that
they are free from all encumbrances, that it has a good right to sell and convey the same as
aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the
said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Officer
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th
day of January, 2015.

ATTEST:



TWS Homes, Inc.
By: Thomas W. Strickland
Thomas W. Strickland
It's: President

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Corporate Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify
that Thomas W. Strickland whose name as President
of TWS Homes, Inc., a corporation, 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, he/she as such officer and with full authority, executed the same voluntarily for and
as the act of said corporation.

Given under my hand and official seal, this the 12th day of January, 2015.

My Commission Expires: 4/21/16

William H. Halbrooks
William H. Halbrooks, Notary Public

