

This Instrument was Prepared by:

Send Tax Notice To: Trenton Grubbs

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

120 Trenton Lane  
Rockford AL 35136

## CORPORATION STATUTORY WARRANTY DEED



20150204000037590 1/2 \$209.50  
Shelby Cnty Judge of Probate, AL  
02/04/2015 02:07:56 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Dollar and No Cents (\$1.00)** and other good and valuable consideration, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **TSD, LLC**, (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 **Trenton Grubbs**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 6, according to the Map or Plat of Fadora II, as recorded in Map Book 40, Page 29, in the Probate Office of Shelby County, Alabama

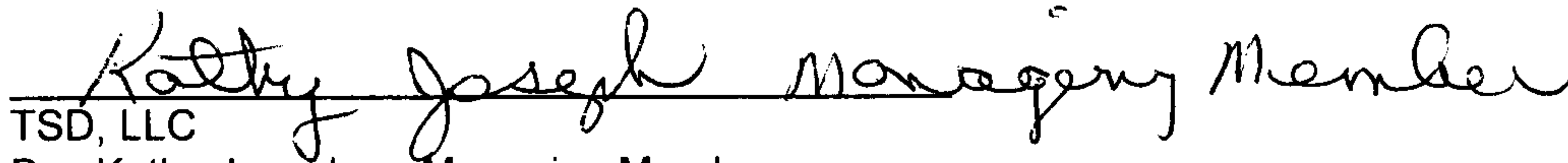
This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by Kathy Joseph its Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of February, 2015.

  
TSD, LLC

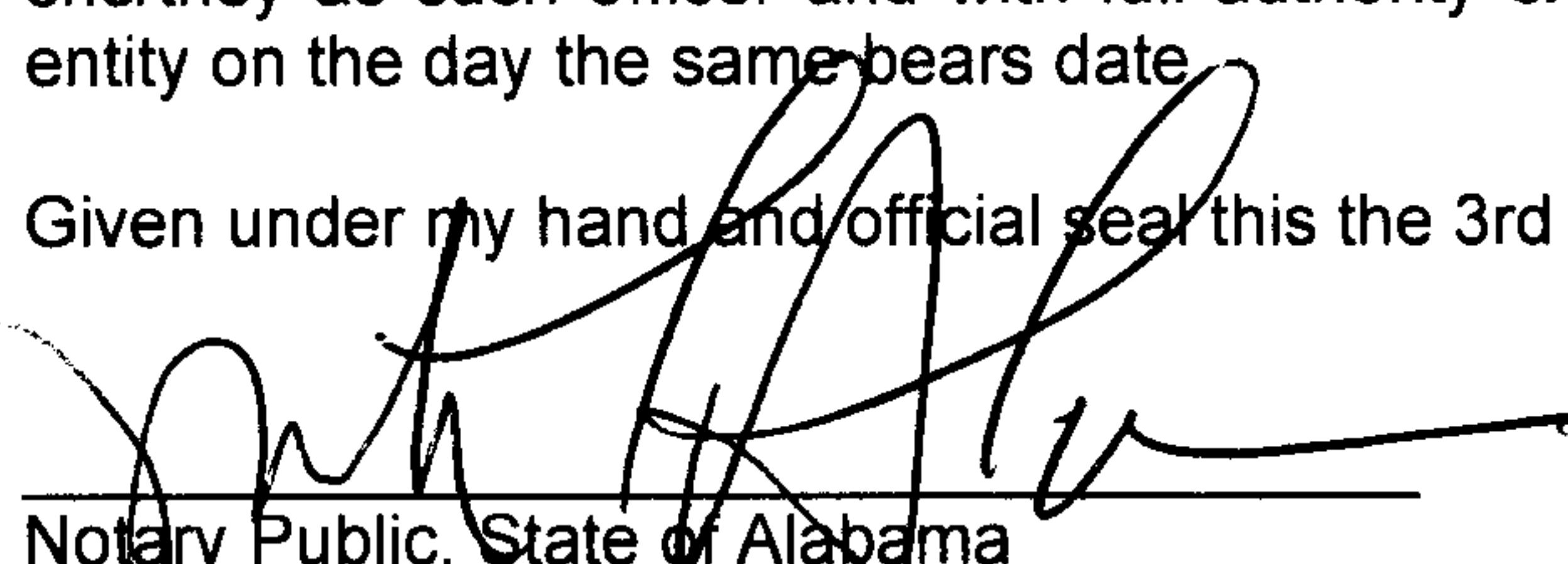
By: Kathy Joseph as Managing Member

State of Alabama

County of Shelby

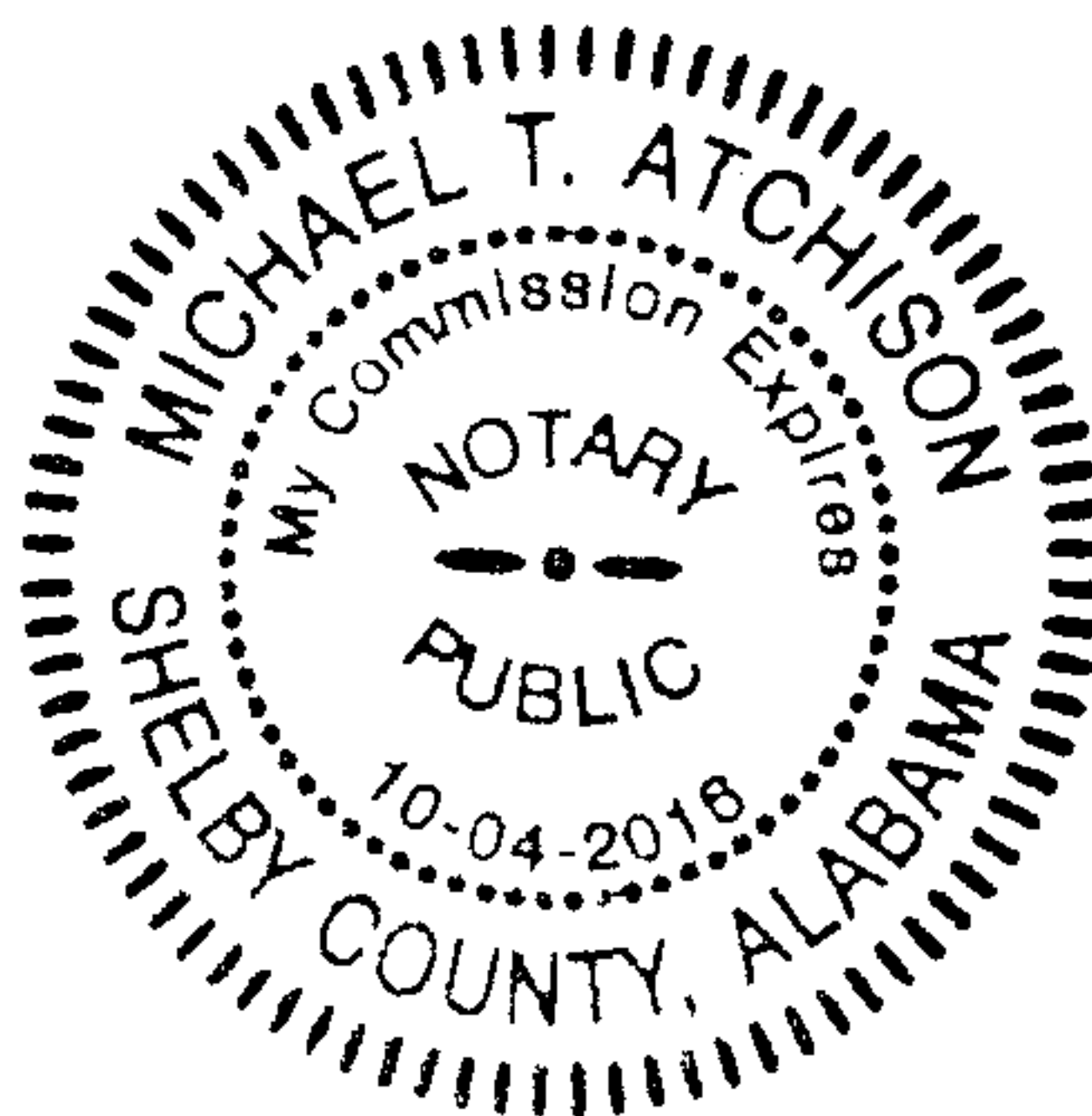
I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Kathy Joseph as Managing Member of TSD, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date

Given under my hand and official seal this the 3rd day of February, 2015.

  
Notary Public, State of Alabama  
Mike T. Atchison

My Commission Expires: October 04, 2016

Shelby County, AL 02/04/2015  
State of Alabama  
Deed Tax: \$192.50



## 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 Name          | Trenton Grubbs                                      |
| Mailing Address  | <u>4905 Hwy 69</u><br><u>Columbiana, AL 35051</u> | Mailing Address         | <u>120 Trenton Lane</u><br><u>Rockford AL 35136</u> |
| Property Address | <u>Highway #5</u><br><u>Wilsonville, AL 35186</u> | Date of Sale            | <u>February 03, 2015</u>                            |
|                  |                                                   | Total Purchase Price    | _____                                               |
|                  |                                                   | or                      | _____                                               |
|                  |                                                   | Actual Value            | _____                                               |
|                  |                                                   | or                      | _____                                               |
|                  |                                                   | Assessor's Market Value | <u>\$192,380.00</u>                                 |

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      | _____ Appraisal                 |
| _____ Sales Contract    | <u>✓</u> Other <u>tax value</u> |
| _____ 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 of 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 February 03, 2015

Print Mike T. Fitch

Unattested

AC  
(verified by)

Sign Mike T. Fitch  
(Grantor/Grantee/Owner/Agent) circle one

  
20150204000037590 2/2 \$209.50  
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Form RT-1