

This Instrument was Prepared by:

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

File No.: MV-16-23299

Send Tax Notice To: Mark A. Daniels  
Melinda Daniels  
2274 Locke Circle  
Hoover, Alabama 35226

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Nine Thousand Dollars and No Cents (\$59,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **TSD, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark A. Daniels and Melinda Daniels**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama,; to wit;

Lot 7, according to the Map of Plat of Fadora II, as recorded in Page Book 40, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**


**\$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 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of October, 2016.

  
\_\_\_\_\_  
TSD, LLC  
By: Kathy Joseph, Managing Member

  
20161013000375670 1/2 \$77.00  
Shelby Cnty Judge of Probate, AL  
10/13/2016 11:12:35 AM FILED/CERT

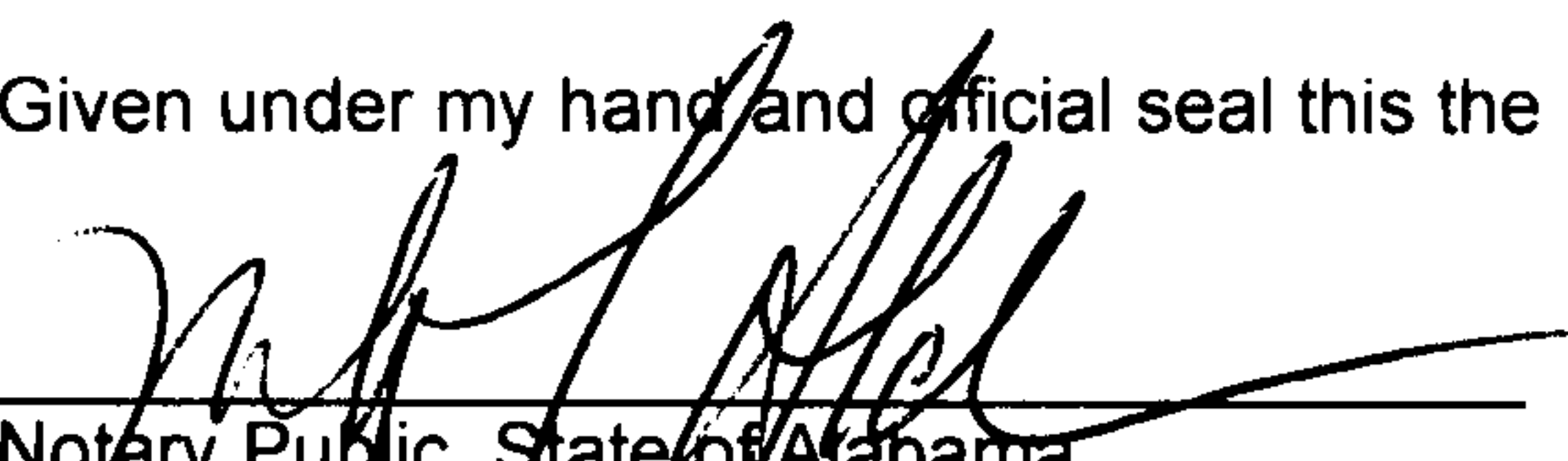
Shelby County, AL 10/13/2016  
State of Alabama  
Deed Tax: \$59.00

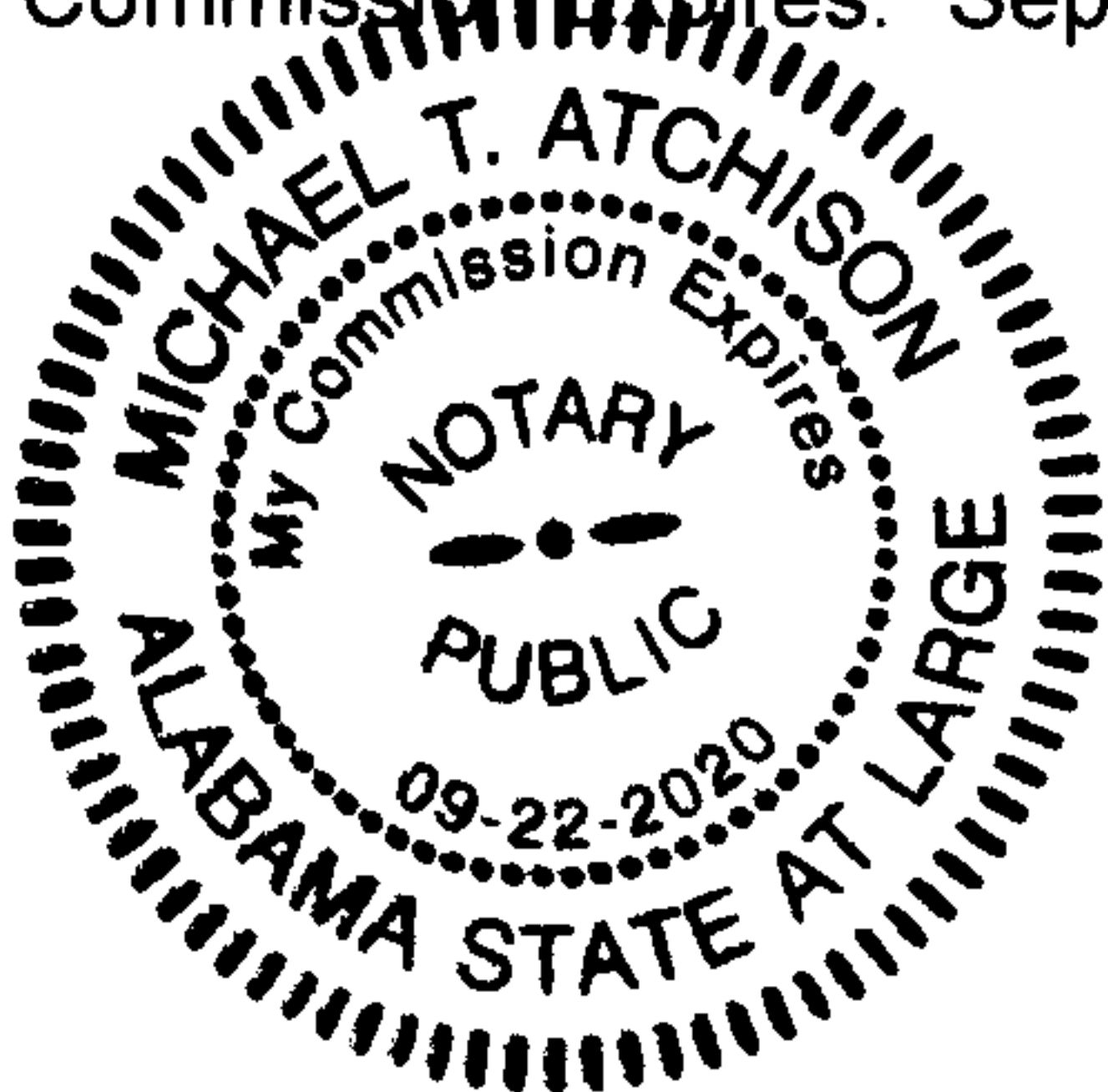
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kathy Joseph, Managing Member of TSD, LLC, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of October, 2016.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



# 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 545 Chelsea Springs Dr  
Columbiana AL 35051  
, AL  
Property Address 121 Federal  
Wilsonville, AL 35186

Grantee's Name Mark A. Daniels  
Melinda Daniels  
Mailing Address 2274 Locke Circle  
, AL 11000 AL 35226  
Date of Sale October 12, 2016  
Total Purchase Price \$59,000.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \_\_\_\_\_

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  
\_\_\_\_\_ Other

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 October 11, 2016

Print TSD, LLC By: Kathy Joseph, Managing Member

\_\_\_\_\_ Unattested

\_\_\_\_\_ (verified by)

Sign \* Kathy Joseph Managing Member  
(Grantor/Grantee/Owner/Agent) circle one



20161013000375670 2/2 \$77.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1