

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Kathy Joseph
545 Chelsea Springs Dr
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **TSD, LLC (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Kathy Joseph (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

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, I have hereunto set my hand and seal this 24th day of October, 2017.

Kathy Joseph Managing Member

TSD, LLC

By: Kathy Joseph, Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kathy Joseph as Managing Member of TSD, LLC**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2017.

April Clark

Notary Public

My Commission Expires: 9/22/2020


20171025000386250 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
10/25/2017 10:03:24 AM FILED/CERT

Shelby County, AL 10/25/2017
State of Alabama
Deed Tax:\$5.00



EXHIBIT A – LEGAL DESCRIPTION

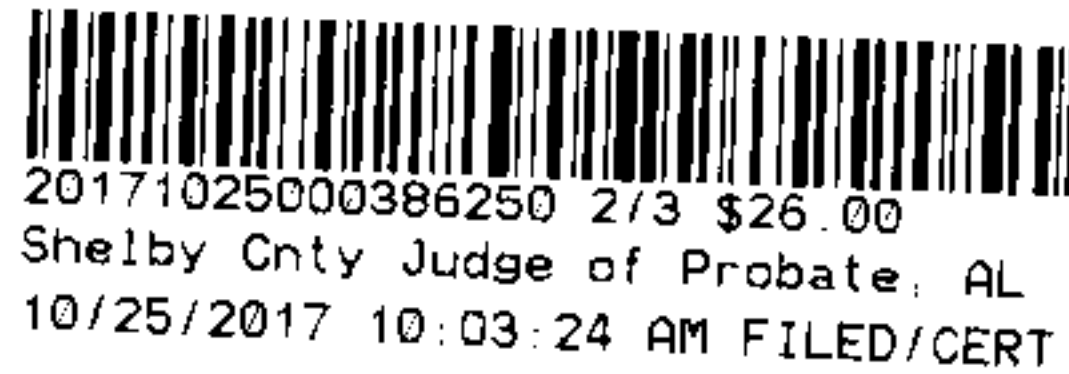
Parcel 1

Lot 16, according to the Survey of a Subdivision for Single Family Residences, Bulley Creek Farm Development 1st Sector, as recorded in Map Book 38, Pages 75A and 75B, in the Probate Office of Shelby County, Alabama.

Parcel 2

From a 1/2" rebar accepted as the SE corner of the NE 1/4 - SE 1/4 of Section 27, T19S - R1W, run thence North along the accepted East boundary of said NE 1/4 - SE 1/4 a distance of 266.53 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 197.13 feet to a 1/2" rebar; thence turn 95° 28' 00" left and run 124.75 feet along an accepted property line to a 1/2" rebar; thence turn 84° 32' 00" left and run 187.86 feet along an accepted property line to a 1/2" rebar; thence turn 91° 12' 18" left and run 124.21 feet along an accepted property line to the point of beginning of herein described parcel of land, containing 0.55 acres, situated in the NE 1/4 - SE 1/4 of Section 27, T19S - R1W, Shelby County, Alabama, subject to rights-of-way and easements of record.

According to survey of Sam W. Hickey, Al. Reg. No. 4848, dated February 25, 2005.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kathy Joseph - TSD LLC
Mailing Address 545 Chelsea Springs Dr
Columbiana AL
35051

Grantee's Name Kathy Joseph
Mailing Address 545 Chelsea Springs Dr
Columbiana AL 35051

Property Address Vacant

Date of Sale 10/24/17
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 5000.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other tax value

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).

Date

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

(Witnessed by)

(Grantor/Grantee/Owner/Agent) circle one



20171025000386250 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
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Form RT-1