

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Rodger J. Radeck and Roberta J. Radeck  
313 Logos Trce  
Alabaster, AL 35007

**STATUTORY WARRANTY DEED**  
**Joint Tenants With Right of Survivorship**

20160715000248190  
07/15/2016 02:49:08 PM  
DEEDS 1/3

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Four Hundred Thirty-Five Thousand And No/100 Dollars (\$435,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged

**Southern Capital Managers, LLC, an Alabama Limited Liability Company**  
(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

**Rodger J. Radeck and Roberta J. Radeck**  
(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

Lot 44, according to the Map and Survey of Maple Ridge, recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

**\$200,001.00** of the consideration was paid from a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event of one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Member who is authorized to execute this conveyance, hereto set his/her signature and seal, this the 15th of July, 2016.

Southern Capital Managers, LLC

BY: 

Timothy S. Mitchell, Managing Member

STATE OF ALABAMA  
COUNTY OF SHELBY

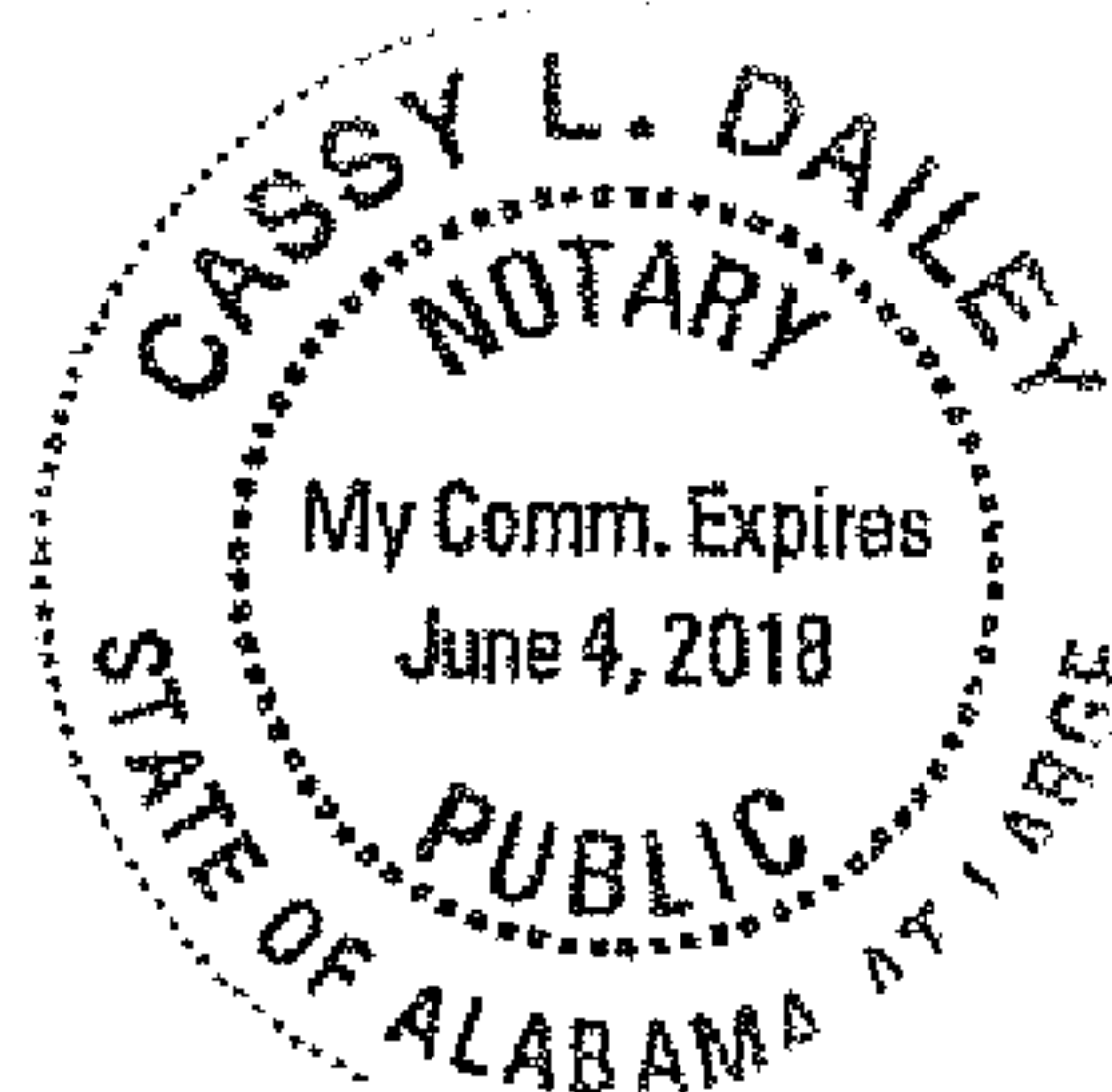
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy S. Mitchell, whose name is signed to the foregoing conveyance as Managing Member of Southern Capital Managers, LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Southern Capital Managers, LLC.

Given under my hand and official seal on the 15th day of July, 2016.



Notary Public

My commission expires: 6/4/18



**20160715000248190 07/15/2016 02:49:08 PM DEEDS 3/3**

Grantor's Name	Southern Capital Managers, LLC	Grantee's Name	Rodger J. Radeck and Roberta J. Radeck
Mailing Address	313 Logos Trce Alabaster, AL 35007	Mailing Address	7453 PRESERVE PL WEST CHESTER, OH 45069-6581

Property Address	313 Logos Trce Alabaster, AL 35007	Date of Sale	July 15, 2016
		Total Purchase Price	\$435,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Southern Capital Managers, LLC, 313 Logos Trce, Alabaster, AL 35007.

Grantee's name and mailing address - Rodger J. Radeck and Roberta J. Radeck, 7453 PRESERVE PL, WEST CHESTER, OH 45069-6581.

Property address - 313 Logos Trce, Alabaster, AL 35007

Date of Sale - July 15, 2016.

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: July 15, 2016

Haley Taylor

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/15/2016 02:49:08 PM  
\$256.00 CHERRY  
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