

This Instrument was Prepared by:  
Sandy Johnson  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124  
File No.: 44444-18-0396

Send Tax Notice To: Barry Tucker  
279 Cedar Grove Pkwy.  
Alabaster, AL 35007

20180525000183090  
05/25/2018 10:32:12 AM  
DEEDS 1/1

**WARRANTY DEED**

State of Alabama

County of Shelby

KNOW ALL THESE PRESENTS, that in consideration of the sum of Three Hundred Eighty Nine Thousand Nine Hundred Dollars and No Cents (\$389,900.00) and other good and valuable consideration to the undersigned Grantor, in had paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **Southern Capital Managers, LLC, an Alabama Limited Liability Company**, whose address is 170 Scarlet Oak Drive, Maylene, AL 35114, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Barry Tucker**, whose address is 1325 Caliston Way, Pelham, AL 35124, (herein referred to as GRANTEE) the following described real estate, situated in Shelby, County, Alabama, the address of which is 279 Cedar Grove Pkwy., Alabaster, AL 35007; to wit:

All of the interest of the parties of the first part in and to the following described property, to-wit:

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

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

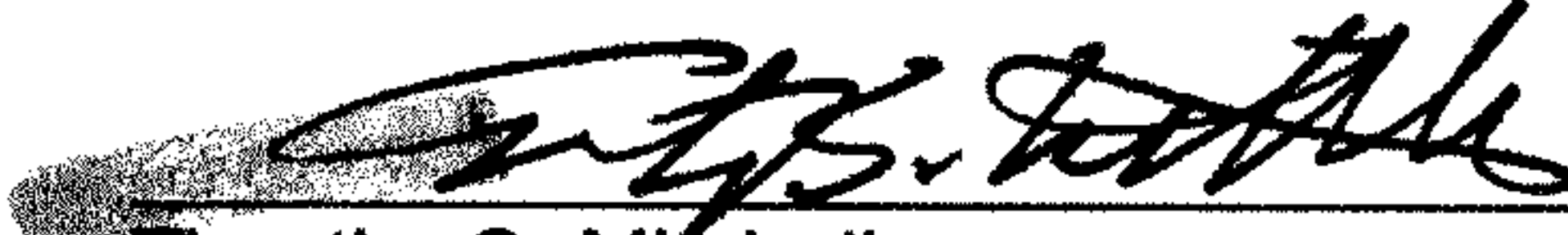
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2018 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, the said Grantor hereunto set its hand and seal this the 18th day of May, 2018.

\*\$299,900.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed on even date herewith.

SOUTHERN CAPITAL MANAGERS, LLC


  
\_\_\_\_\_  
Timothy S. Mitchell  
Managing Member

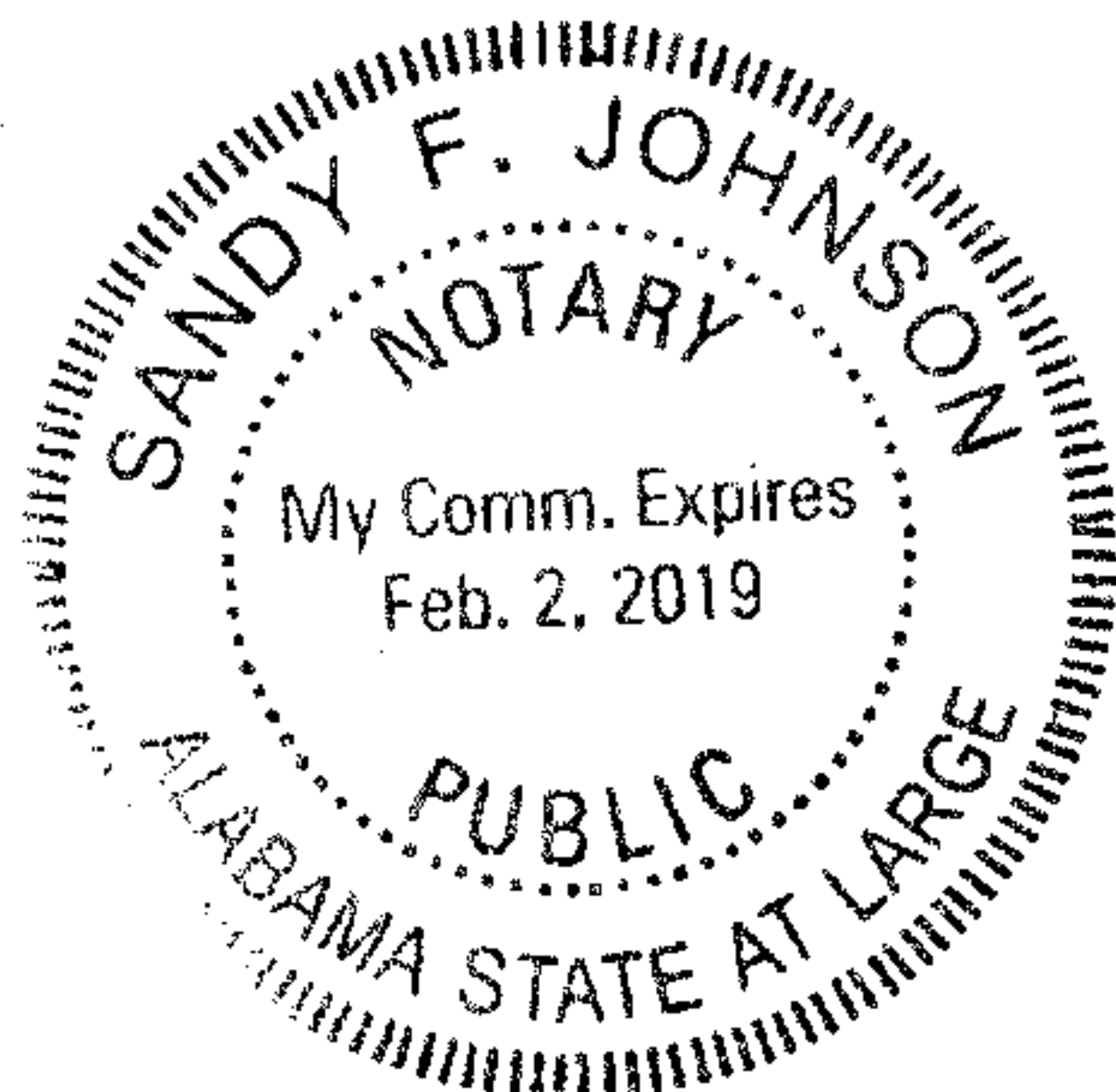
State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Timothy S. Mitchell, whose name as Managing Member of Southern Capital Managers, 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 18th day of May, 2018.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Sandy Johnson  
My Commission Expires: February 02, 2019



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/25/2018 10:32:12 AM  
\$105.00 CHERRY  
20180525000183090

