

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

SEND TAX NOTICE TO:
Southern Capital Managers LLC
~~108 Park Forest Terrace~~ 170 Scarlet Oak Dr
~~Alabaster, AL 35007~~ Maylene, AL 35114

WARRANTY DEED

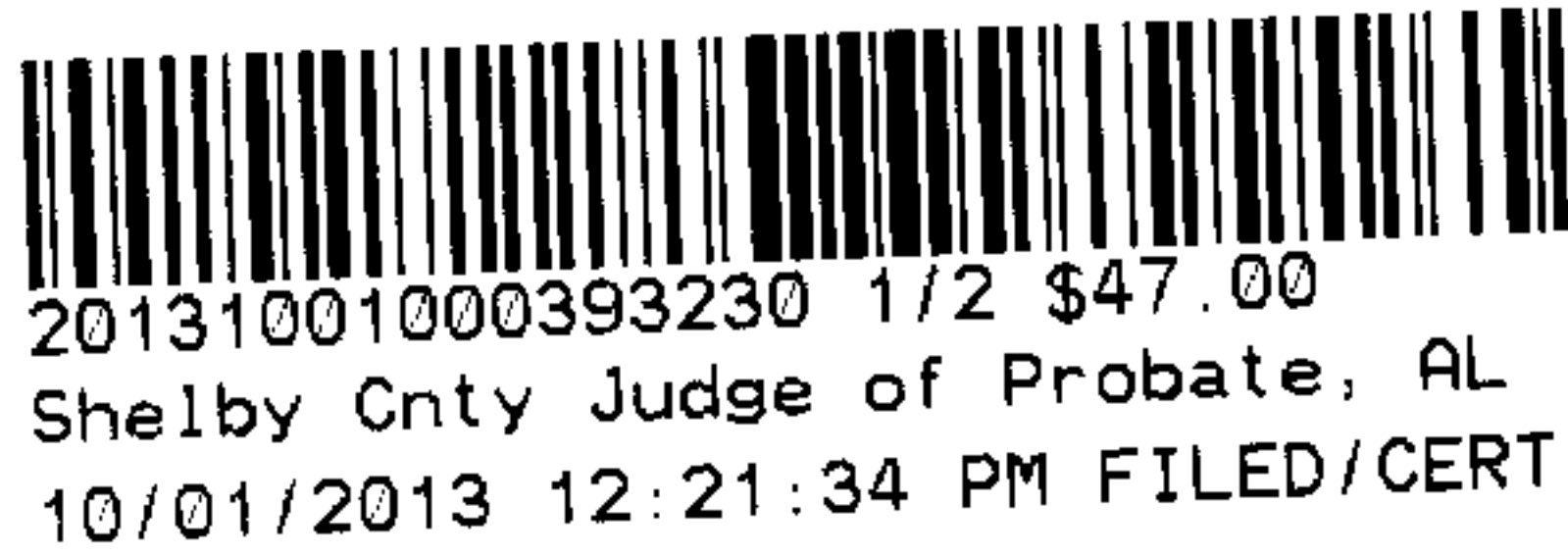
STATE OF ALABAMA

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)

SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty Thousand And No/100 Dollars (\$30,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Greenbriar, Ltd., (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Southern Capital Managers LLC, (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 15, 32, 33 and 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 to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as Managing General Partner of Greenbriar, Ltd. on September 30, 2013.

Greenbriar, LTD

BY: 

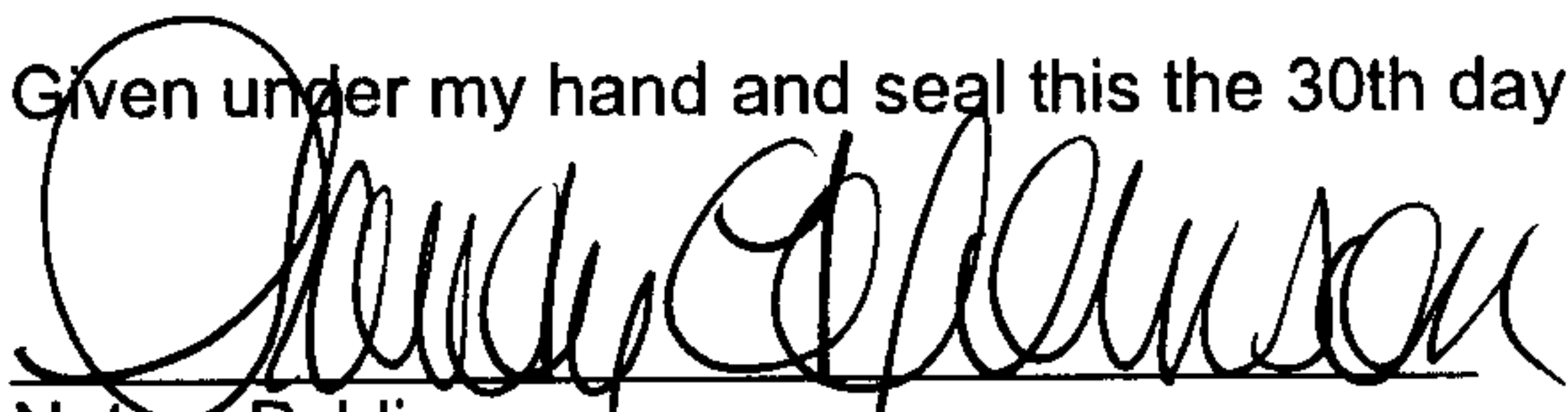
Mary F. Roensch, President
Farris Management Co., Inc as
Managing General Partner of Greenbriar, LTD.

Shelby County, AL 10/01/2013
State of Alabama
Deed Tax: \$30.00

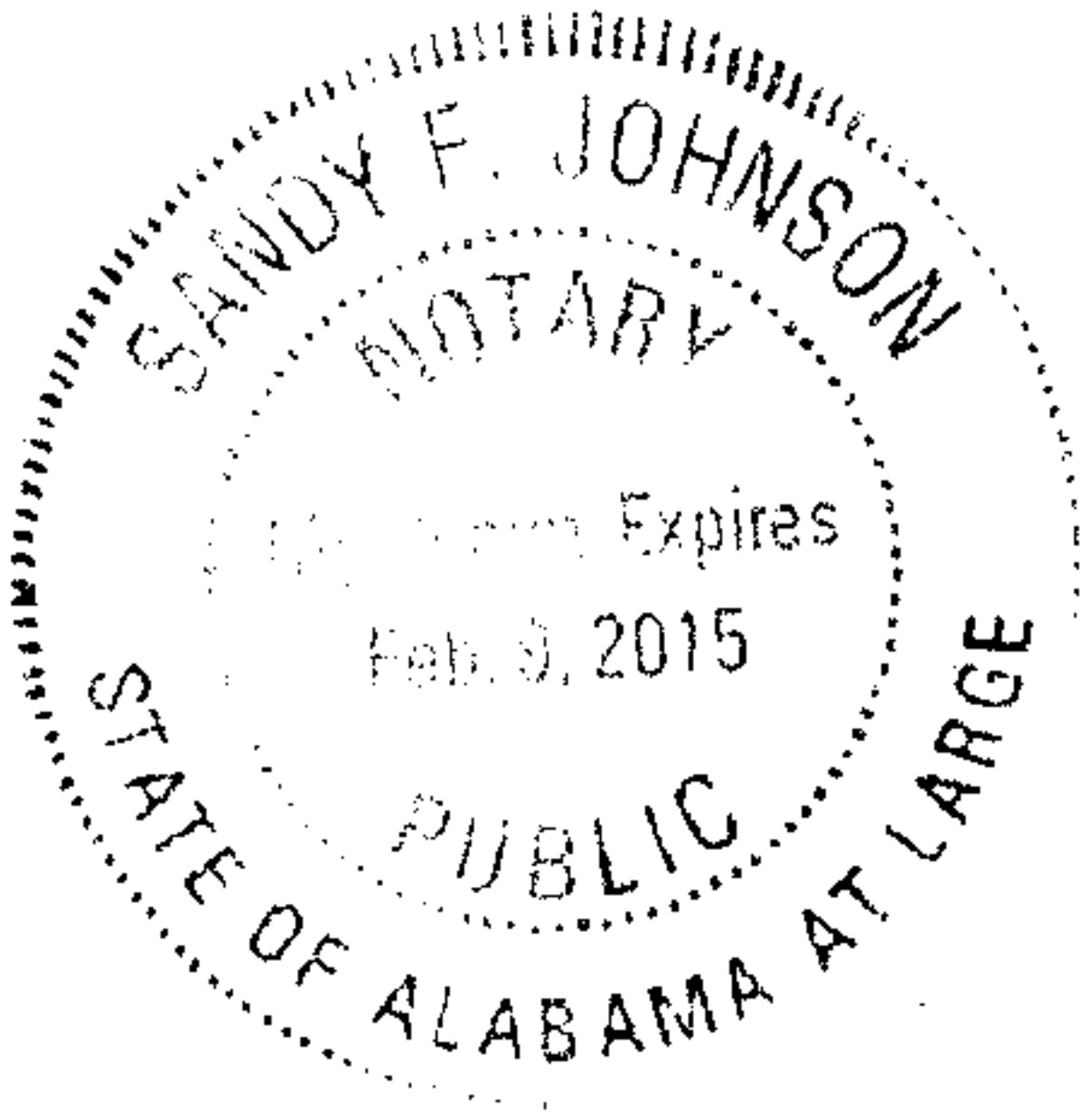
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary F. Roensch, as President of Farris Management Co, Inc. and as Managing General Partner of Greenbriar, Ltd., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of contents of the conveyance, she, as such duly authorized officer and with full authority, executed the same voluntarily and as the act of said company.

Given under my hand and seal this the 30th day of September, 2013.



Notary Public
My Commission Expires:



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

Grantee's Name Southern Capital Managers LLC

Mailing Address 170 Scarlet Oak Dr.
Maylene, AL 35114

Date of Sale	September 30, 2013
Total Purchase Price	\$30,000.00
or	
Actual Value	\$
or	
Assessor's Market Value	\$

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☐ Other: _____
☒ Closing Statement

Sign Sandy Peterson
Agent

