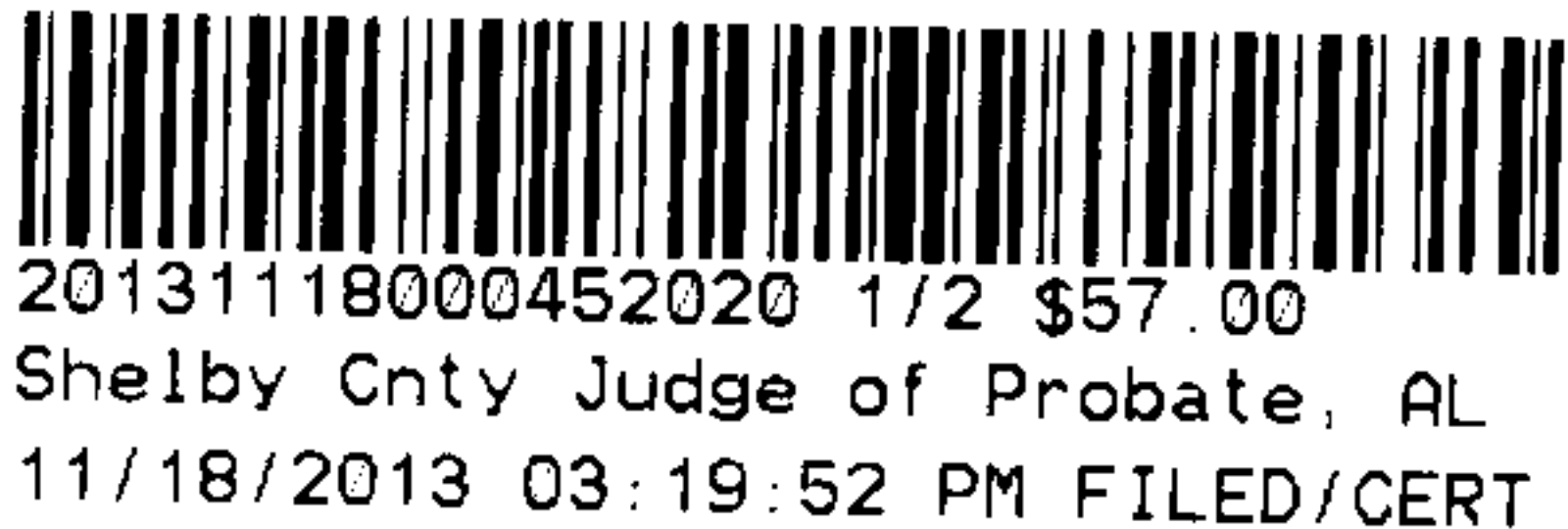


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Robert A. Jones and Linda D. Jones
323 Sterling Manor Circle
Alabaster, AL 35007

WARRANTY DEED



STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Forty Thousand And No/100 Dollars (\$40,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Southern Capital Managers, LLC, an Alabama limited liability company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robert A. Jones and Linda D. Jones (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 18, according to the map of 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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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 does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 8, 2013.

Southern Capital Managers LLC
BY: 
Timothy S. Mitchell, Managing Member

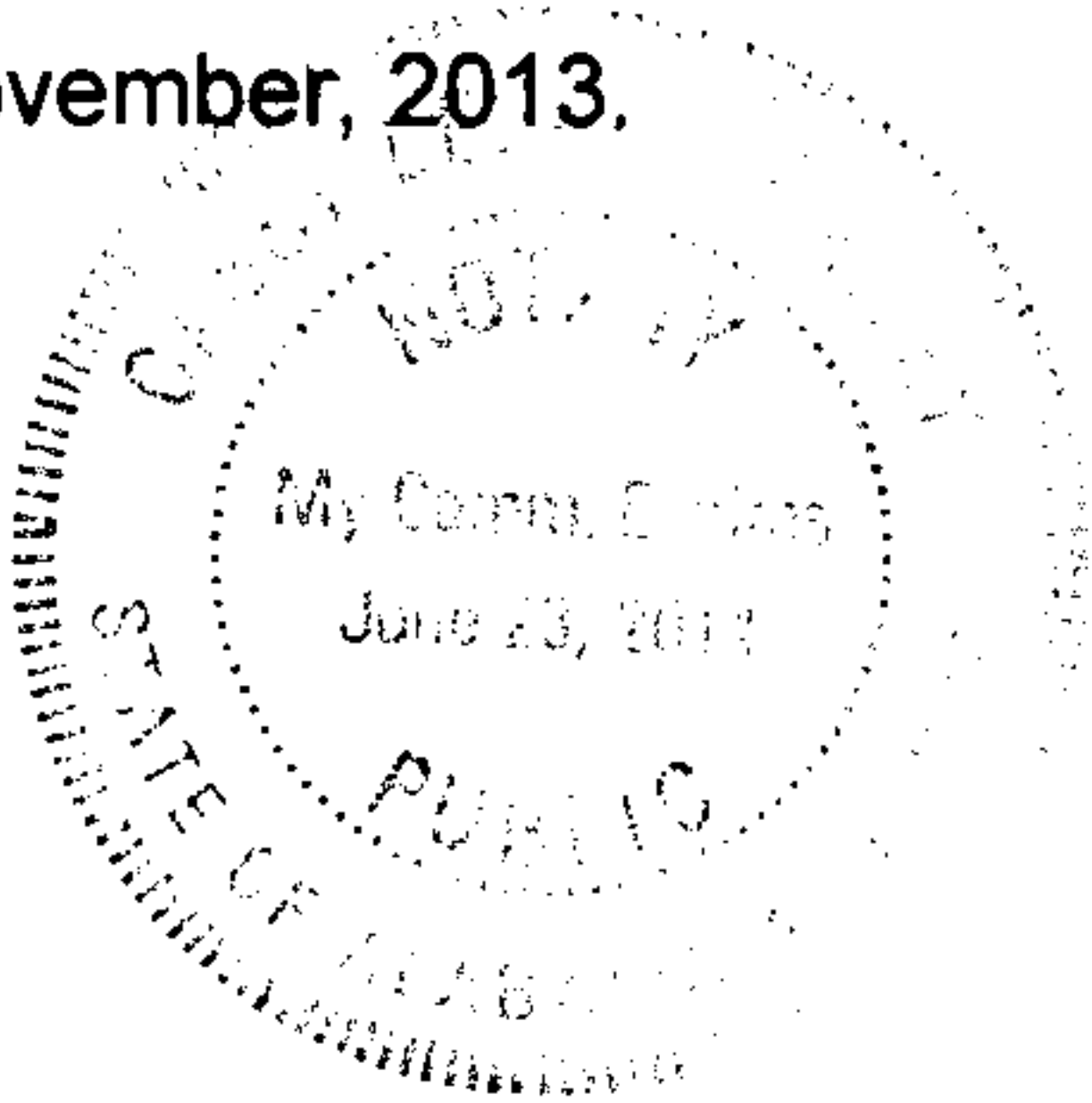
Shelby County, AL 11/18/2013
State of Alabama
Deed Tax: \$40.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said 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 conveyance, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal on the 8th day of November, 2013.


Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Southern Capital Managers, LLC, an Alabama limited liability company	Grantee's Name	Robert A. Jones and Linda D. Jones
Mailing Address	<u>170 Scarlet Oak Dr</u> <u>Maylene, AL 35114</u>	Mailing Address	<u>323 Sterling Manor Cir</u> <u>Alabaster, AL 35007</u>
Property Address	328 Sterling Manor Circle Alabaster, AL 35007	Date of Sale	November 8, 2013
		Total Purchase Price	\$40,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other: _____
☒ 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, an Alabama limited liability company, , .

Grantee's name and mailing address - Robert A. Jones and Linda D. Jones, , .

Property address - 328 Sterling Manor Circle, Alabaster, AL 35007

Date of Sale - November 8, 2013.

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 with 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: November 8, 2013

Sign Larry Keithon Bailey
Agent

