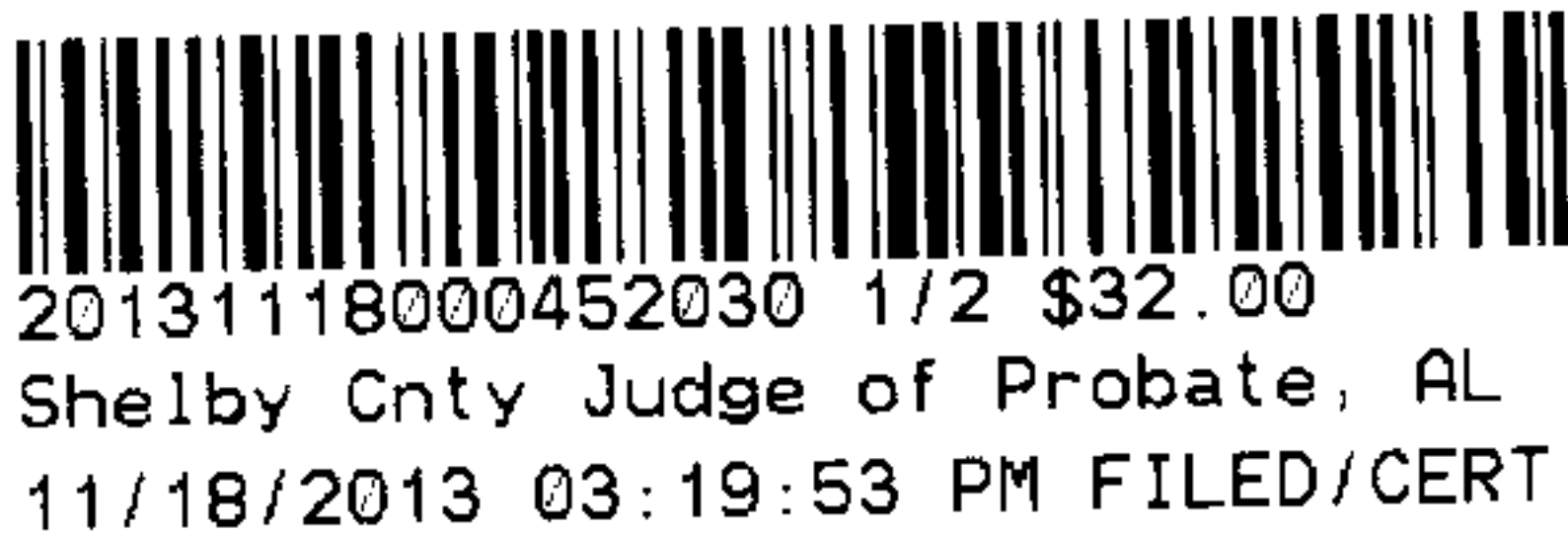


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Southern Capital Managers, LLC
170 Scarlet Oak Drive
Maylene, AL 35114

GENERAL WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fourteen Thousand Five Hundred Fourteen And No/100 Dollars (\$14,514.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, J & T Enterprises, LLC, an Alabama Limited Liability Company, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Southern Capital Managers, LLC (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lots 9 and 10, according to the Survey of Lake Forest Sixth Sector, as recorded in Map Book 36, Page 35, 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 heirs and assigns, forever. And grantor does for the grantor and for the grantor’s heirs, executors, and administrators covenant with the said grantee, and grantee’s heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee’s heirs and assigns forever, against the lawful claims of all persons.

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

J & T Enterprises, LLC
BY: *[Signature]*
Jo Harper, Managing Member

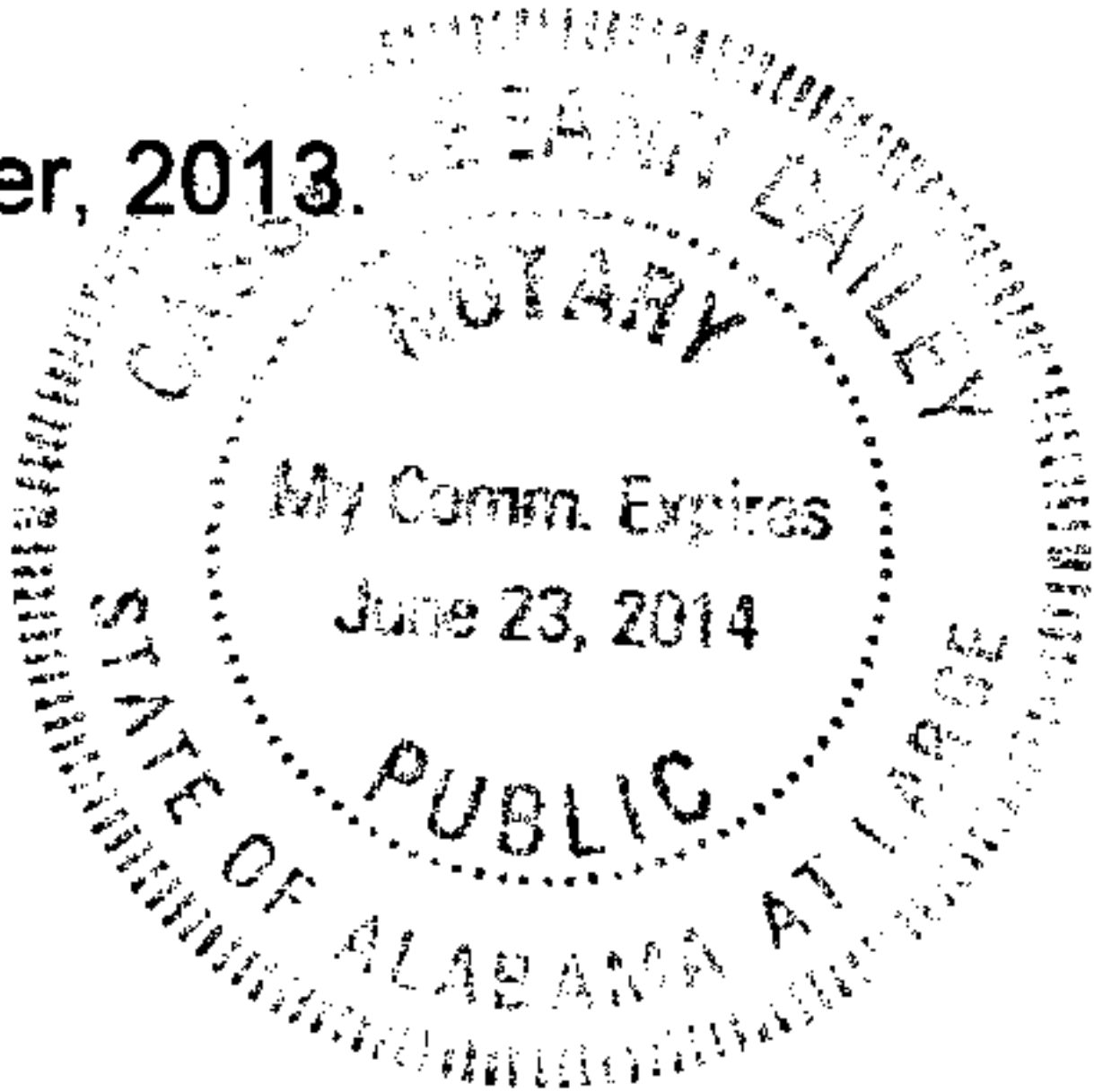
Shelby County, AL 11/18/2013
State of Alabama
Deed Tax: \$15.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jo Harper, whose name as Managing Member of J & T Enterprises, 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.

[Signature]
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 J & T Enterprises, LLC

Grantee's Name Southern Capital Managers, LLC

Mailing Address 1308 Legacy Drive
Birmingham, AL 35242

Mailing Address 170 Scarlet Oak Dr
Maylene, AL 35114

Property Address 205 & 209 Scenic Lake Cove
Maylene, AL 35114

Date of Sale November 8, 2013

Total Purchase Price \$14,514.00

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 - J & T Enterprises, LLC, , .

Grantee's name and mailing address - Southern Capital Managers, LLC, , .

Property address - 205 & 209 Scenic Lake Cove, Maylene, AL 35114

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 Cary Ruthann Bailey
Agent

