



20140324000080110 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
03/24/2014 08:16:40 AM FILED/CERT

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

20140324000080110
03/24/2014 08:16:40 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)	Republic Of Colombia	} SS
		City Of Barranquilla	
SHELBY COUNTY)	Consular Agency Of The United States Of America	

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Two Thousand Five Hundred And No/100 Dollars (\$162,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Patriot Homes, LLC, an Alabama limited liability company, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Southern Capital Managers, LLC, an Alabama limited liability company (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:

Lot 17, Lot 18, Lot 19, Lot 47, and Lot 49, according to the Survey of Lake Forest, Sixth Sector, as recorded in Map Book 36, Page 35-A and 35-B, 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.

One Hundred Twenty-One Thousand Eight Hundred Seventy-Five And No/100 Dollars (\$121,875.00) 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.

20140324000080110 03/24/2014 08:16:40 AM DEEDS 2/3

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 19, 2014.

Patriot Homes, LLC, an Alabama limited liability company

BY: 
Edgar P. Fogleman, Member

STATE OF ALABAMA
SHELBY COUNTY

Republic Of Colombia
City Of Barranquilla
Consular Agency Of The
United States Of America } ss

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edgar P. Fogleman, whose name as Member of Patriot Homes, 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 Member and with full authority, executed the same voluntarily for and as the act of said Patriot Homes, LLC.

Given under my hand and official seal on the 18th day of March, 2014.


Notary Public

Commission Expires: Indefinite

ALFREDO GONZALEZ RUBIO
Consular Agent of the United
States of America



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Real Estate Sales Validation Form

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

Grantor's Name	Patriot Homes, LLC, an Alabama limited liability company	Grantee's Name	Southern Capital Managers, LLC, an Alabama limited liability company
Mailing Address	1969 Lakemont Drive Hoover, AL 35244	Mailing Address	<u>170 Scarlet Oak Dr</u> <u>Mobile, AL 35114</u>
Property Address	Red Bay Drive Alabaster, AL 35007	Date of Sale	March 19, 2014
		Total Purchase Price	\$162,500.00
		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 - Patriot Homes, LLC, an Alabama limited liability company, 1969 Lakemont Drive, Hoover, AL 35244.

Grantee's name and mailing address - Southern Capital Managers, LLC, an Alabama limited liability company, . .

Property address - Red Bay Drive, Alabaster, AL 35007

Date of Sale - March 19, 2014.

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: March 19, 2014

Sign

Agent



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