

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

SEND TAX NOTICE TO:
Phillip John Kies, Trustee of the
Kies Family Trust
272 Cedar Grove Parkway
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

20140707000203930
07/07/2014 12:05:29 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Twenty-Nine Thousand Nine Hundred Dollars and 00/100 (\$329,900.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

Southern Capital Managers, LLC, an Alabama limited liability company

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

Phillip John Kies, Trustee of the Kies Family Trust dated September 23, 2011 and any amendments thereto

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 32, according to the Final Plat of Sterling Gate, Sector 2, Phase 2, as recorded in Map Book 36, Page 86, in the Office of the Judge of Probate 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.

\$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, to the said GRANTEES their heirs, personal representatives, transferees and assigns, forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 3rd day of July, 2014.

Southern Capital Managers, LLC, an Alabama limited liability company


BY: 
Timothy S. Mitchell, Managing Member

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 for 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.

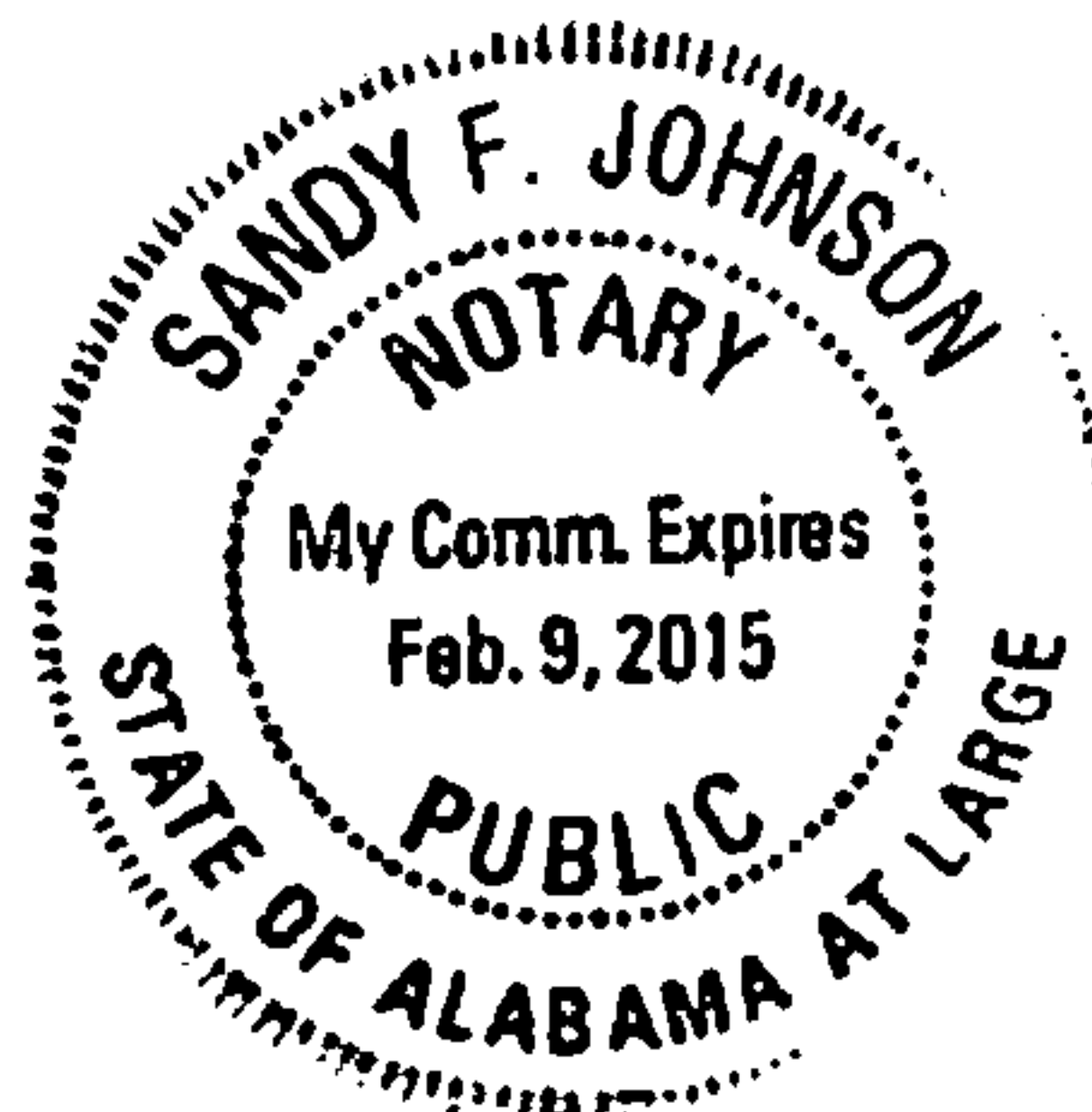
Given under my hand, and official seal on the 3rd day of July, 2014.

Given under my hand and official seal on the 3



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

20140707000203930 07/07/2014 12:05:29 PM DEEDS 3/3

Grantor's Name Southern Capital Managers, LLC, an Alabama limited liability company
Mailing Address 170 Scarlett Oak Dr.
McLure AL 35114

Grantee's Name Phillip John Kies, Trustee of the Kies Family Trust dated September 23, 2011 and any amendments thereto
Mailing Address 272 Cedar Grove Pkway
Alabaster AL 35007

Property Address 272 Cedar Grove Parkway
Alabaster, AL 35007

Date of Sale July 3, 2014
Total Purchase Price \$329,900.00

or
Actual Value \$
or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2014 12:05:29 PM
\$350.00 CHERRY
20140707000203930

[Signature]

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

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 - Phillip John Kies, Trustee of the Kies Family Trust dated September 23, 2011 and any amendments thereto, . .

Property address - 272 Cedar Grove Parkway, Alabaster, AL 35007

Date of Sale - July 3, 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 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: July 3, 2014

Sign *[Signature]*
Agent