

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

SEND TAX NOTICE TO:
Samuel T. Sharman and Mary C. Sharman
172 Red Bay Drive
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars (\$339,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Southern Capital Managers, LLC. (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Samuel T. Sharman and Mary C. Sharman (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 17, according to the Survey of Lake Forest, Sixth Sector, as recorded in Map Book 36, page 35 A & 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.

Three Hundred Five Thousand Nine Hundred Ten And No/100 Dollars (\$305,910.00) 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 February 18, 2015.

Southern Capital Managers, LLC.




Timothy S. Mitchell, Managing Member

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy S. Mitchell whose name is signed to the foregoing conveyance as Managing Member of Southern Capital Managers, LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of limited liability company.

Given under my hand and official seal on 18th day of February, 2015.



Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20150224000058150 02/24/2015 03:31:25 PM DEEDS 2/2

Grantor's Name	Southern Capital Managers, LLC	Grantee's Name	Samuel T. Sharman and Mary C. Sharman
Mailing Address	172 Red Bay Drive Maylene, AL 35114	Mailing Address	212 Ammersee Lake Drive Montevallo, AL 35115

Property Address 172 Red Bay Drive
Maylene, AL 35114

Date of Sale	February 18, 2015
Total Purchase Price	\$339,900.00
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
☒ 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, 172 Red Bay Drive, Maylene, AL 35114.

Grantee's name and mailing address - Samuel T. Sharman and Mary C. Sharman, 212 Ammersee Lake Drive, Montevallo, AL 35115.

Property address - 172 Red Bay Drive, Maylene, AL 35114

Date of Sale - February 18, 2015.

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.

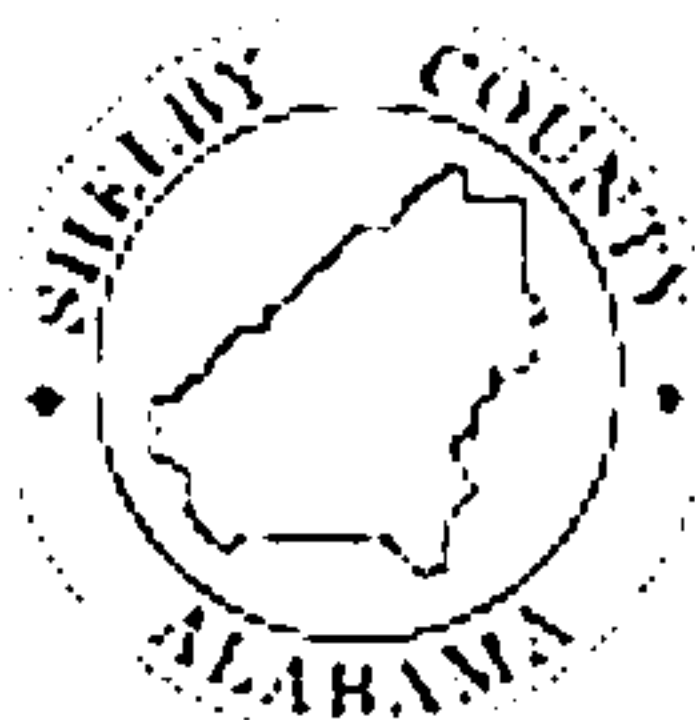
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: February 18, 2015

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/24/2015 03:31:25 PM
\$51.00 CHERRY
20150224000058150

