

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

SEND TAX NOTICE TO:
James N. Mosely, III and Judith S. Mosely
132 Longfeather Lane
Alabaster, AL 35007

WARRANTY DEED

20150423000132290
04/23/2015 01:59:46 PM
DEEDS 1/2

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Forty-Nine Thousand And No/100 Dollars (\$49,000.00) 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 James N. Mosely, III and Judith S. Mosely (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 32, according to the map and survey of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87, 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.

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 April 22, 2015.

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

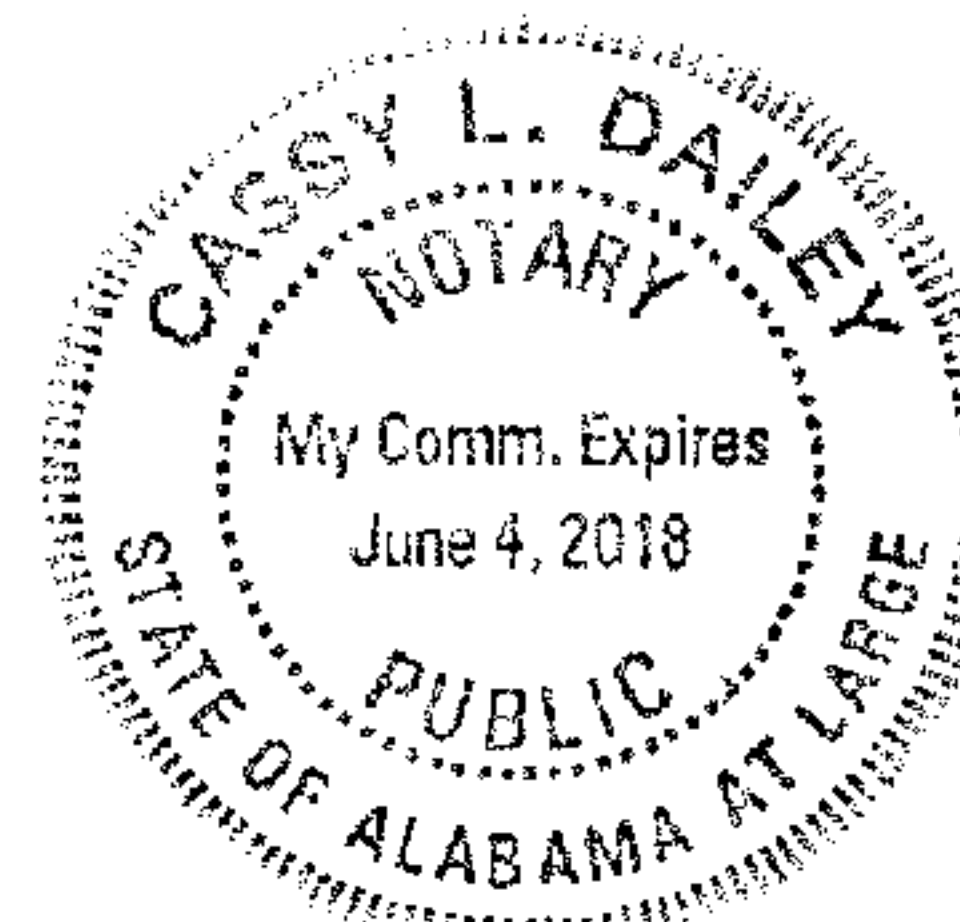
STATE OF ALABAMA
COUNTY OF SHELBY

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 Southern Capital Managers, LLC.

Given under my hand and official seal on 22nd day of April, 2015.



Notary Public
My commission expires:



20150423000132290 04/23/2015 01:59:46 PM DEEDS 2/2

Grantor's Name Southern Capital Managers, LLC

Grantee's Name James N. Mosely, III and Judith S.

Mailing Address 170 Scarlet Oak Dr.
Maylene AL 35444

Mailing Address Mosely
132 Longfeather Lane
Alabaster AL 35007

Property Address 224 Maranatha Trail
Alabaster, AL 35007

Date of Sale April 22, 2015

Total Purchase Price \$49,000.00

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, , .

Grantee's name and mailing address - James N. Mosely, III and Judith S. Mosely, , .

Property address - 224 Maranatha Trail, Alabaster, AL 35007

Date of Sale - April 22, 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 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: April 22, 2015

Sign

Amory D. Bailey
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/23/2015 01:59:46 PM
\$66.00 CHERRY
20150423000132290

James W. Fuhrmeister