

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Andrea & Jason Holsomback
168 Red Bay Dr.
Maylene, AL 35114

20150629000216230 06/29/2015 08:45:02 AM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$339,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Southern Capital Managers, LLC, whose mailing address is 170 Scarlet Oak Drive, Maylene 35714 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Andrea Holsomback and Jason Holsomback, whose mailing address is 168 Red Bay Dr, Maylene, AL 35114 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 168 Red Bay Drive, Maylene, AL 35114; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$313,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 25th day of June, 2015.

Southern Capital Managers, LLC

BY: [Signature]
Timothy S. Mitchell
Its: Managing Member

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Timothy S. Mitchell, whose name as the Managing Member of Southern Capital Managers, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 25th day of June, 2015.

[Signature]
Notary Public
Commission Expires: 3/5/17



S15-1268HUD

EXHIBIT "A"
Legal Description

Lot 18, 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.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/29/2015 08:45:02 AM
\$43.50 CHERRY
20150629000216230

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.