

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

SEND TAX NOTICE TO:
Victor Smith
1109 1st Street S.
Alabaster, AL 35007

20151002000346760
10/02/2015 03:52:32 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty-Eight Thousand One Hundred And No/100 Dollars (\$58,100.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is 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 Victor Smith (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 47, according to the Map and Survey of Maple Ridge Subdivision, 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 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.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 16, 2015.

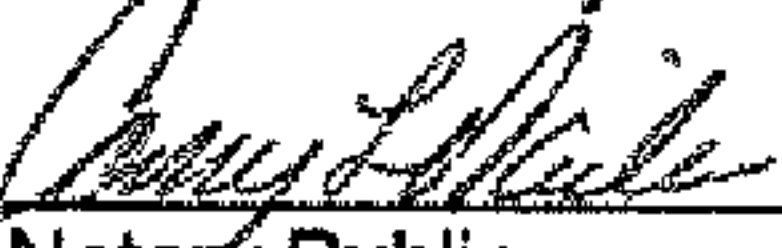
Southern Capital Managers, LLC

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 the 16th day of September, 2015.


Notary Public
My commission expires:



20151002000346760 10/02/2015 03:52:32 PM DEEDS 2/2

Grantor's Name Southern Capital Managers, LLC, an Alabama limited liability company Grantee's Name Victor Smith

Mailing Address 170 Searle Oak Dr.
Montevalle AL 35114

Mailing Address 1109 1st Street S.
Alabaster, AL 35007

Property Address 303 Logos Trace
Alabaster, AL 35007

Date of Sale September 16, 2015

Total Purchase Price \$58,100.00

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, an Alabama limited liability company, . .

Grantee's name and mailing address - Victor Smith, . .

Property address - 303 Logos Trace, Alabaster, AL 35007

Date of Sale - September 16, 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: September 16, 2015

Sign

[Signature]
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2015 03:52:32 PM
\$75.50 CHERRY
20151002000346760

[Signature]