

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

SEND TAX NOTICE TO:  
Valor Communities, LLC

20160427000137880  
04/27/2016 09:07:17 AM  
DEEDS 1/2

### WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars (\$169,900.00) 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 Valor Communities, LLC, (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 9 and Lot 10, according to the Survey of Lake Forest Sixth Sector, as recorded in Map Book 36, Page 35, in the Probate Office of Shelby County, Alabama. (Also being known as 205 Scenic Lake Cove and 209 Scenic Lake Cove)

**ALSO:**

Lot 47 and Lot 49, 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. (Also known as 191 Red Bay Drive and 199 Red Bay Drive.)

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 transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, 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; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as of Southern Capital Managers, LLC on April 15, 2016.

**Southern Capital Managers, LLC**

BY: 

Timothy S. Mitchell, Managing Member

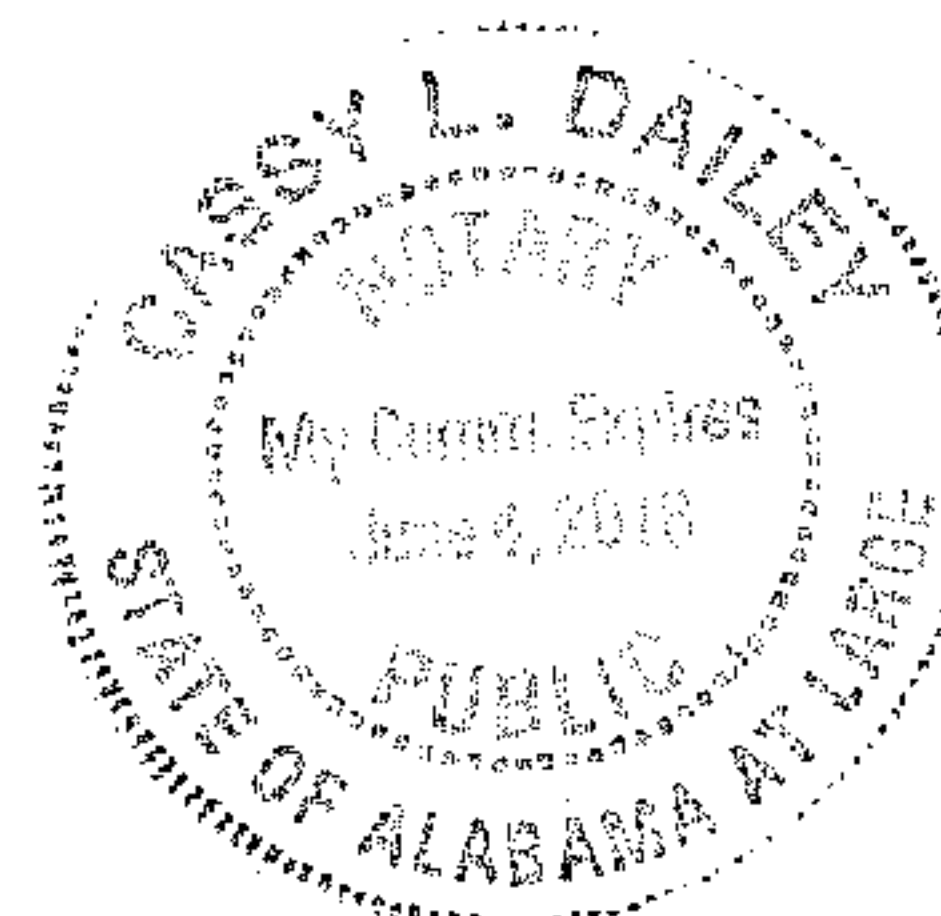
STATE OF ALABAMA  
COUNTY OF SHELBY

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 15th day of April, 2016.

  
Notary Public

My commission expires: 6/4/18



**20160427000137880 04/27/2016 09:07:17 AM DEEDS 2/2**

Grantor's Name Southern Capital Managers, LLC

Grantee's Name Valor Communities, LLC

Mailing Address

1710 Scarlet Oak Dr  
Maylene, AL 35114

Mailing Address

9497 Thornton Blvd  
Jonesboro, GA 30236

Property Address 205 & 209 Scenic Lake Cove, 191 &  
199 Red Bay Drive  
Maylene, AL 35114

Date of Sale

April 15, 2016

Total Purchase Price

\$169,900.00

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

☐ 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 - Valor Communities, LLC, . .

Property address - 205 & 209 Scenic Lake Cove, 191 & 199 Red Bay Drive, Maylene, AL 35114

Date of Sale - April 15, 2016.

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: April 15, 2016

Haley Taylor

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/27/2016 09:07:17 AM  
\$187.00 CHERRY  
20160427000137880