

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

SEND TAX NOTICE TO:  
Sean Lemley and Benetta Lemley  
234 Timber Ridge Circle  
Alabaster, AL 35007

**WARRANTY DEED**

**20160824000306450**

**STATE OF ALABAMA**

)

**08/24/2016 01:57:17 PM**

**SHELBY COUNTY**

)

**DEEDS 1/2**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Fifty-Seven Thousand Nine Hundred And No/100 Dollars (\$57,900.00) 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 Sean Lemley and Benetta Lemley (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 16, 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.

Fifty-Seven Thousand Nine Hundred And No/100 Dollars (\$57,900.00) 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 August 18, 2016.

**Southern Capital Managers, LLC**

BY:   
Timothy S. Mitchell, Managing Member

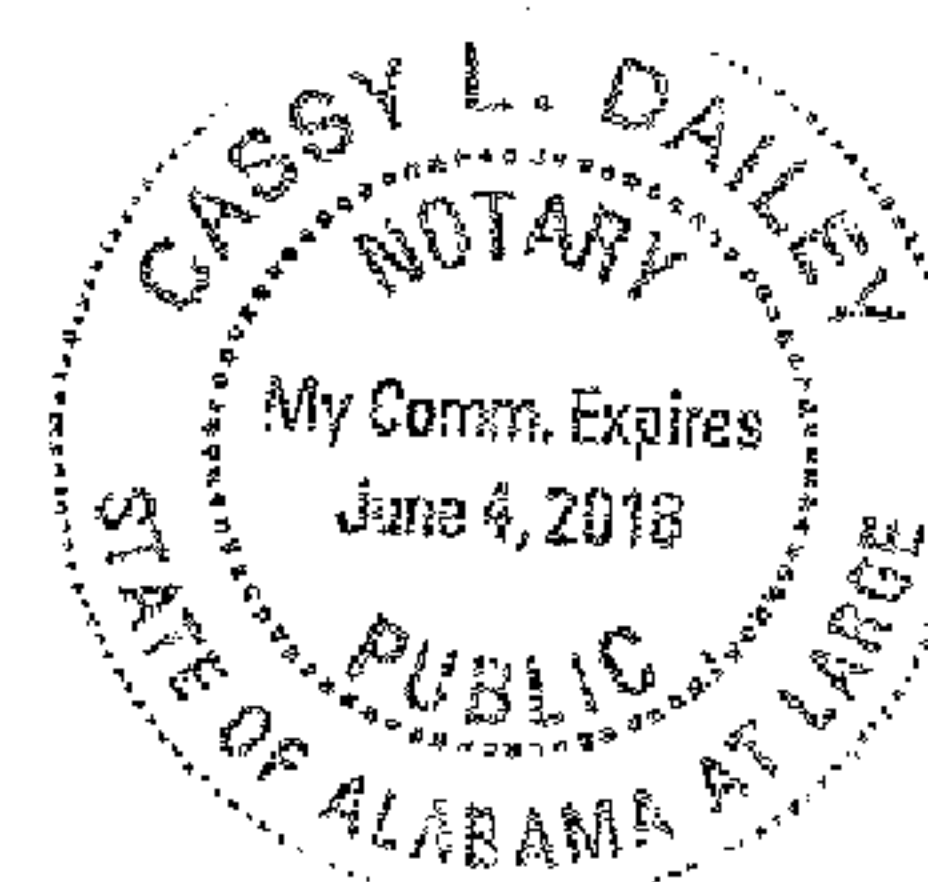
STATE OF ALABAMA  
COUNTY OF SHELBY

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 said limited liability company.

Given under my hand and official seal on the 18th day of August, 2016.

  
Notary Public

My commission expires: 6/4/18



**20160824000306450 08/24/2016 01:57:17 PM DEEDS 2/2**

Grantor's Name Southern Capital Managers, LLC      Grantee's Name Sean Lemley and Benetta Lemley  
Mailing Address 417 Acer Trail      Mailing Address 234 Timber Ridge Circle  
Alabaster, AL 35007      Alabaster, AL 35007

Property Address 417 Acer Trail      Date of Sale August 18, 2016  
Alabaster, AL 35007      Total Purchase Price \$57,900.00  
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, 417 Acer Trail, Alabaster, AL 35007.

Grantee's name and mailing address - Sean Lemley and Benetta Lemley, , .

Property address - 417 Acer Trail, Alabaster, AL 35007

Date of Sale - August 18, 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.

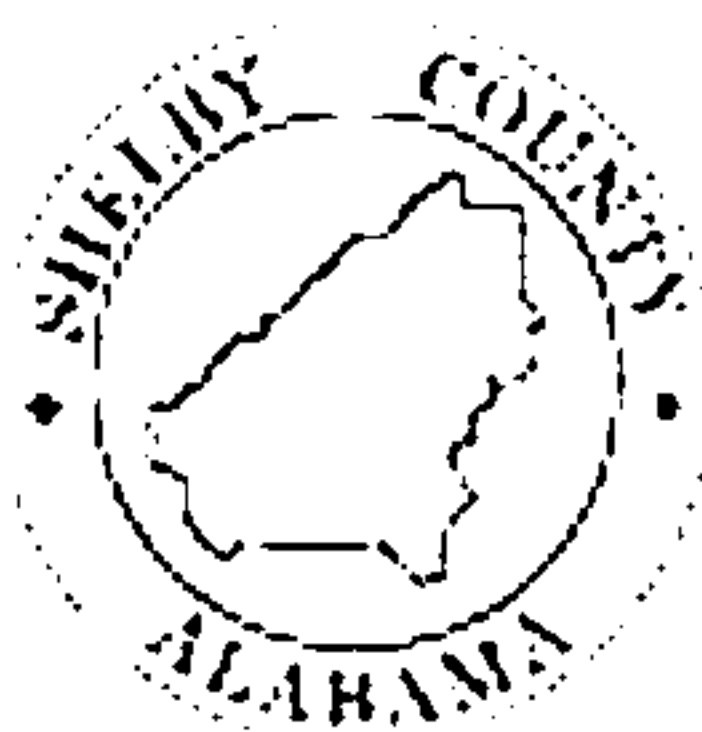
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

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: August 18, 2016

Haley Taylor  
Sign Haley Taylor  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/24/2016 01:57:17 PM  
\$19.00 CHERRY  
20160824000306450