

This Instrument was Prepared by:
Sandy Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124
File No.: 44444-17-0274

Send Tax Notice To:
Jerry Porteous
112 Village Lane
Pelham, AL 35124

20171207000438970
12/07/2017 11:57:50 AM
DEEDS 1/1

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Nine Thousand Nine Hundred Dollars and No Cents (\$49,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Southern Capital Managers LLC, an Alabama Limited Liability Company, whose mailing address is 170 Scarlet Oak Drive, Maylene, Alabama 35114** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jerry Ray Porteous, whose mailing address is 112 Village Lane, Pelham, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 316 Sterling Manor Cir., Alabaster, AL 35007**; to wit;

Lot 15, according to the Final Plat of Sterling Gate, Sector 2, Phase 2, as recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama.

\$37,425.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Timothy S. Mitchell, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of December, 2017.

SOUTHERN CAPITAL MANAGERS LLC

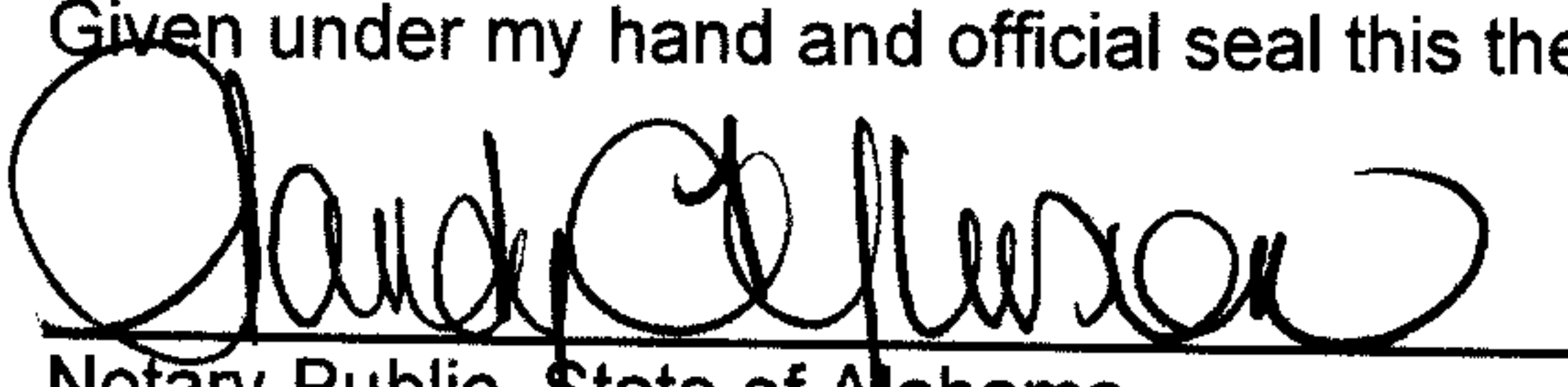

Timothy S. Mitchell
Managing Member

State of Alabama

County of Shelby

I, Sandy Johnson, a Notary Public in and for said County in said State, hereby certify that Timothy S. Mitchell, Managing Member of Southern Capital Managers LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 7th day of December, 2017.


Notary Public, State of Alabama
Sandy Johnson
My Commission Expires: February 02, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/07/2017 11:57:50 AM
\$27.50 DEBBIE
20171207000438970

