

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Southern Capital Managers, LLC
170 Scarlet Oak Dr
Alabaster AL 35114

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20181121000411300
11/21/2018 09:49:53 AM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Janna Stewart Morrison, an unmarried person, whose mailing address is:

422 Poplar Ridge, Alabaster, AL 35007

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Southern Capital Managers, LLC, whose mailing address is:
170 Scarlet Oak Dr, Alabaster AL 35114

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: 422 Poplar Ridge, Alabaster, AL 35007 to-wit:

Lot 73, according to the Survey of Forest Hills, 2nd Sector, as recorded in Map Book 21, Page 50 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

James A. Morrison died on or about August 6, 2012.

TO HAVE AND TO HOLD to the said grantee, his, her or 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.

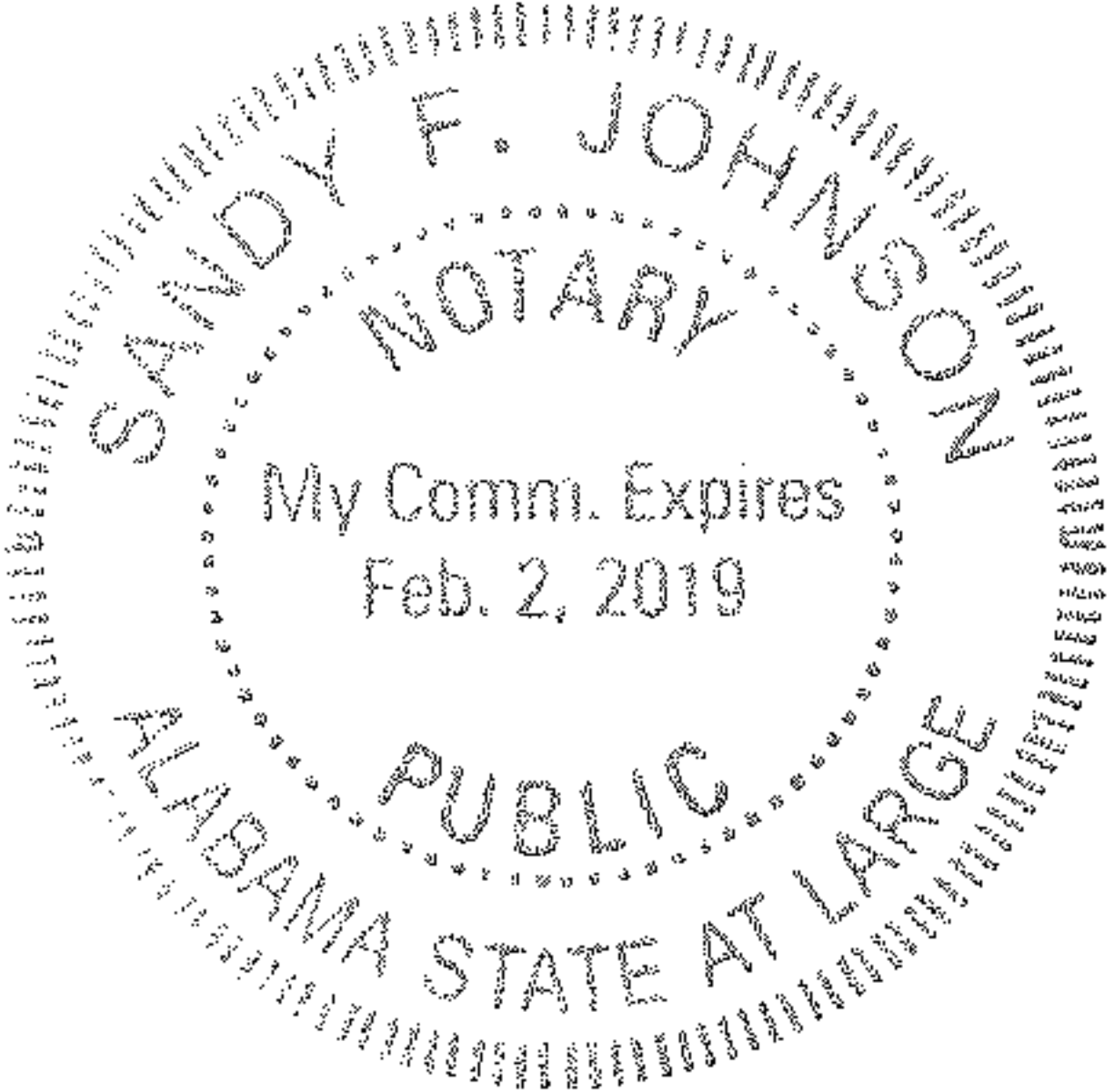
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 19th day of November, 2018.

Janna Stewart Morrison
Janna Stewart Morrison

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Janna Stewart Morrison, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 19th day of November, 2018.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: February 02, 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
11/21/2018 09:49:53 AM
\$175.00 CHARITY
20181121000411300

Allen S. Bayl