

Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

20191011000375990  
10/11/2019 12:59:34 PM  
DEEDS 1/1

Assessor Market Value: 159,100.00

Send Tax Notice To:  
Southern Capital Managers, LLC  
170 Scarlet Oak Drive  
Maylene, AL 35114

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars and No Cents (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Timothy S. Mitchell, a married man, whose mailing address is:**

170 Scarlet Oak Drive, Maylene, AL 35114

(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 Drive, Maylene, 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: 159 Cedar Grove Pkwy, Maylene, AL 35114** to-wit:

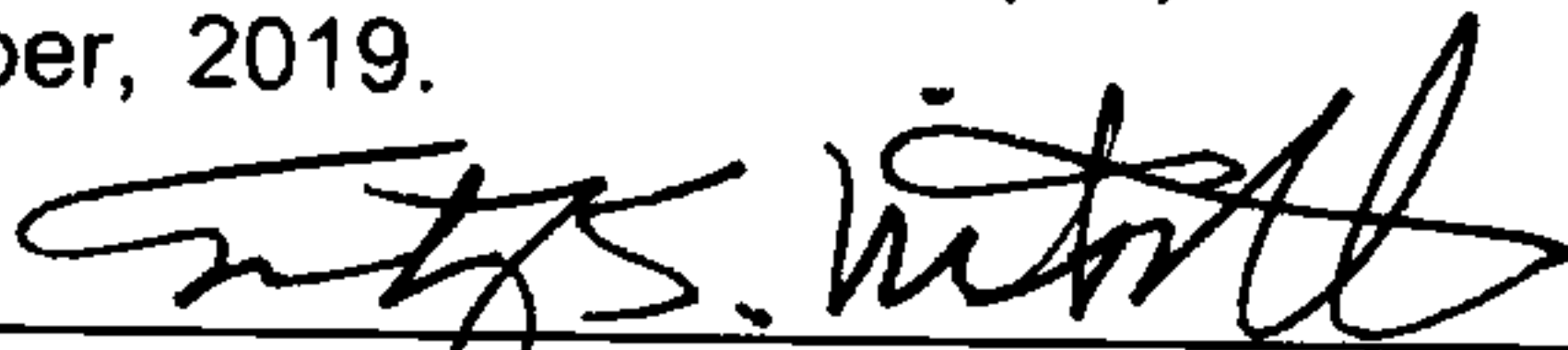
Lot 105, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 1, as recorded in Map Book 52, in the Probate Office of Shelby County, Alabama.

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

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.

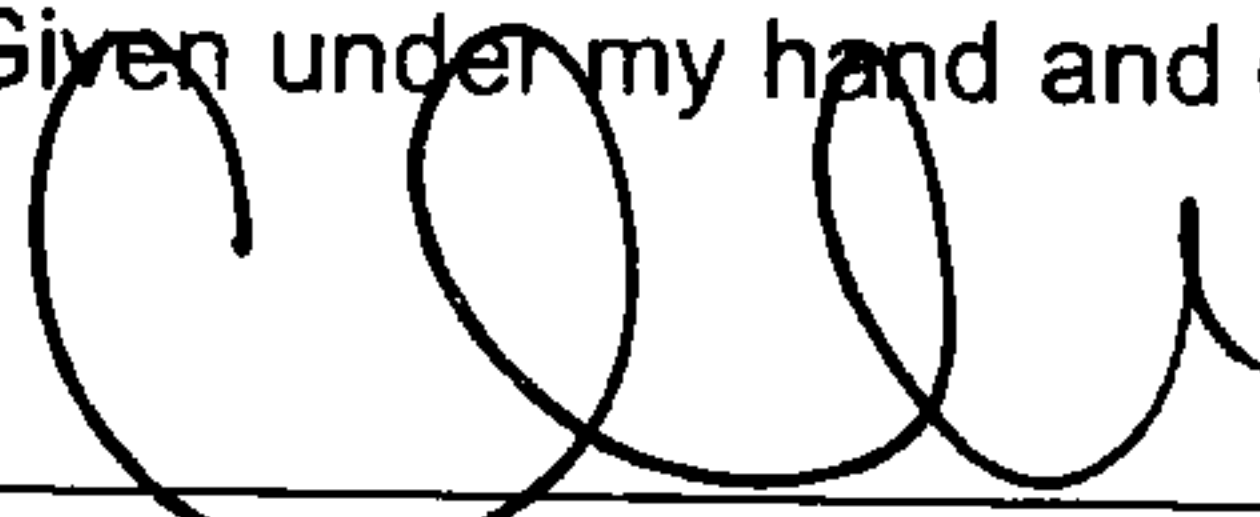
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 4th day of October, 2019.



Timothy S. Mitchell

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/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 4th day of October, 2019.



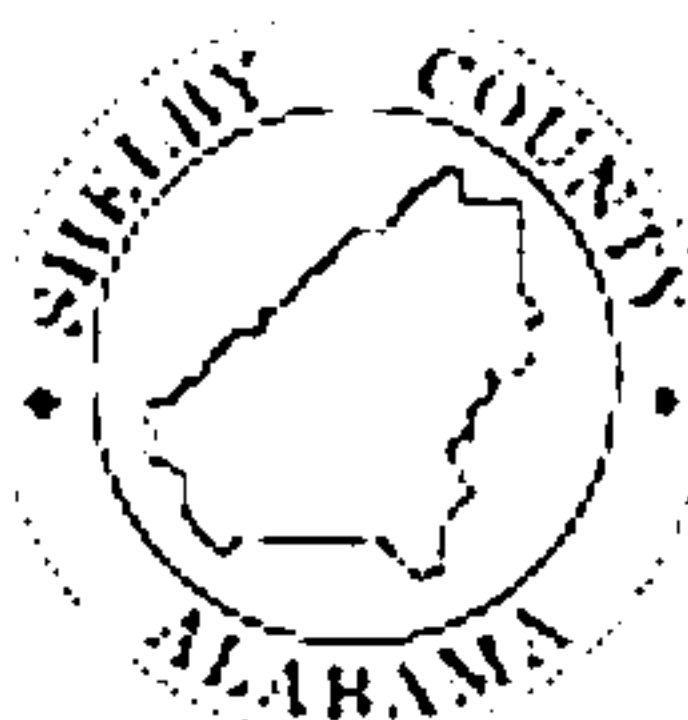
Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022

\*The above described property does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/11/2019 12:59:34 PM  
\$181.50 CHERRY  
20191011000375990

*Allen S. Bayl*