

20200514000191300
05/14/2020 11:27:56 AM
DEEDS 1/2

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

Send Tax Notice To:
Ashley S. Smith
159 Cedar Grove Parkway
Alabaster, AL 35114

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Nine Thousand Dollars and No Cents (\$189,000.00)**, 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

Southern Capital Managers LLC, an Alabama Limited Liability Company, 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

Ashley S. Smith, whose mailing address is: 4738 Summer Place Pkwy, Hoover, AL 35244-3095

(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 Parkway, Alabaster, 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 25, page 52, in the Probate Office of Shelby County, Alabama.

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


\$189,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 May, 2020.

SOUTHERN CAPITAL MANAGERS LLC

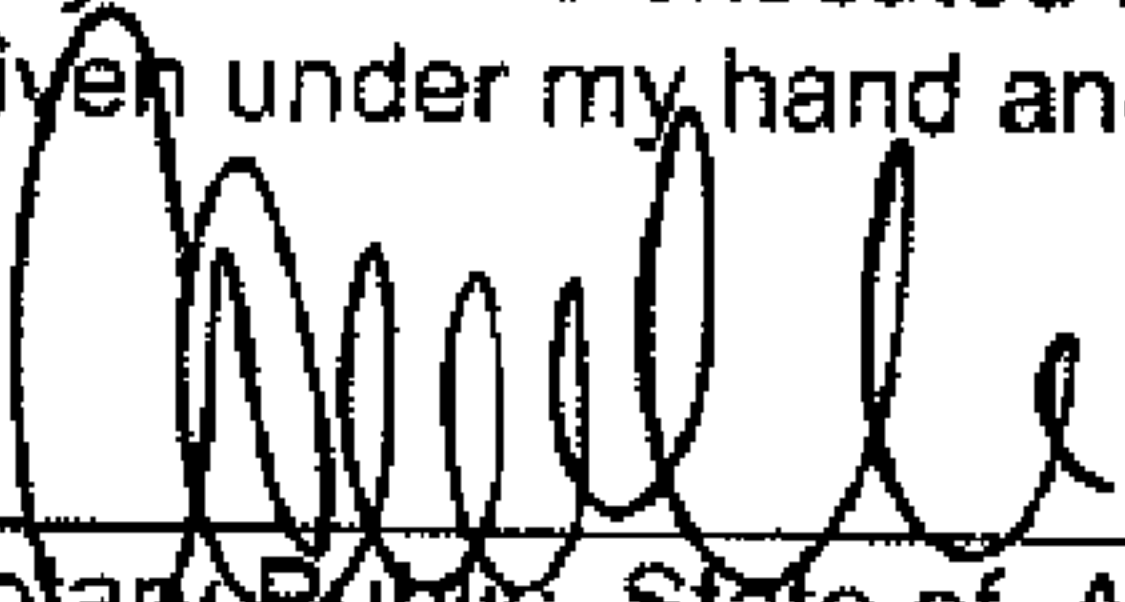

Timothy S. Mitchell
Managing Member

State of Alabama
County of Shelby

Tim Mitchell, Managing Member,

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Southern Capital Managers LLC, 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.

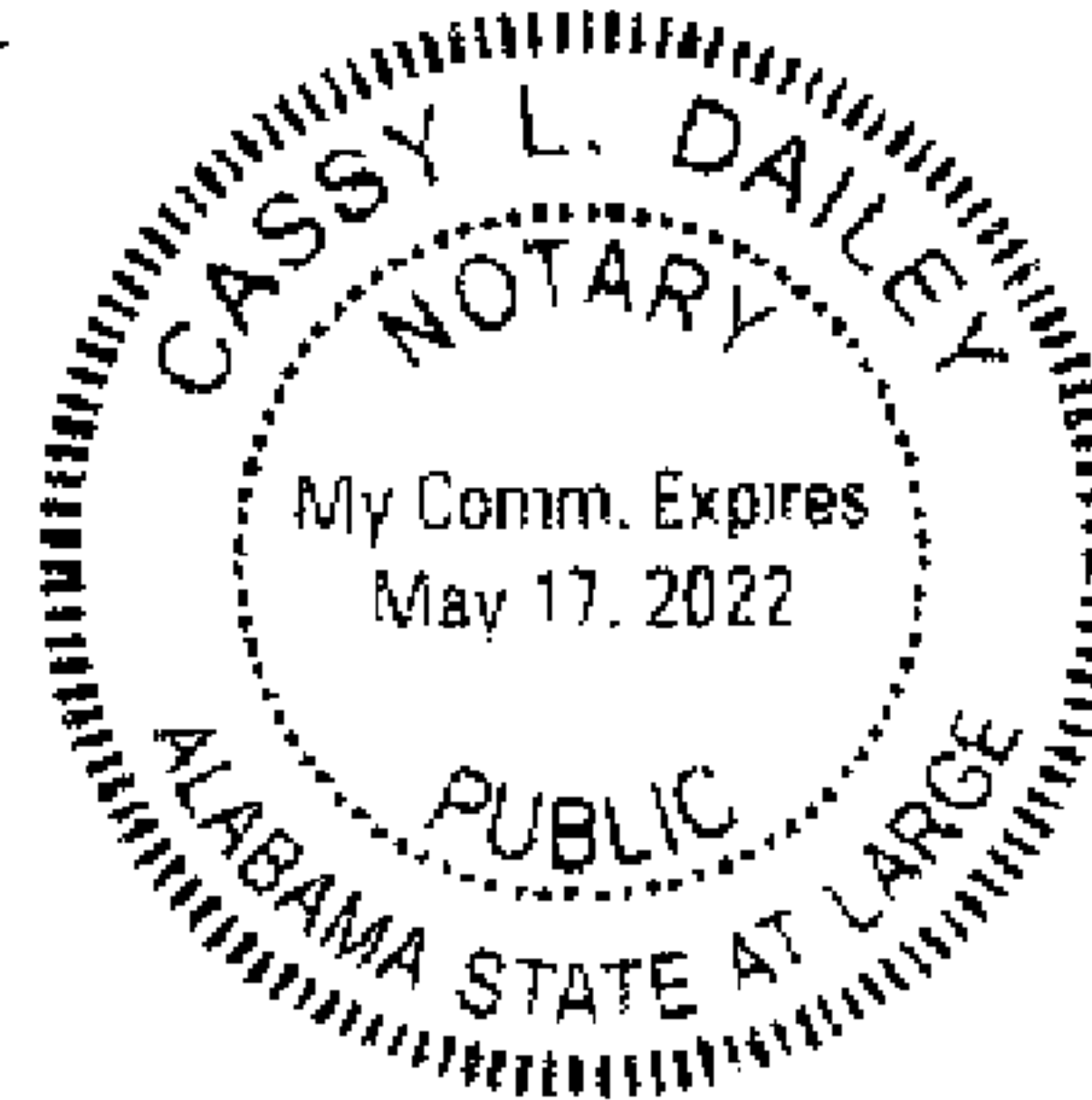
Given under my hand and official seal this the 4th day of May, 2020.



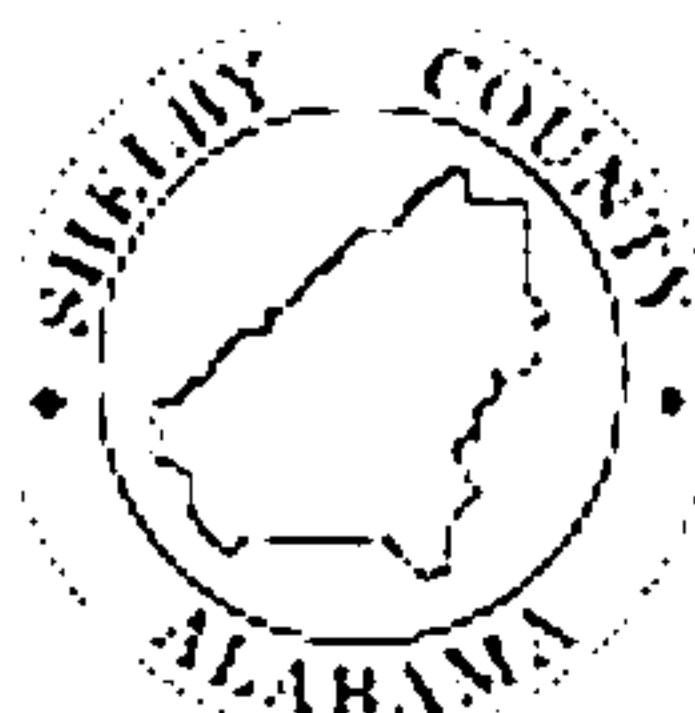
Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: May 17, 2022



20200514000191300 05/14/2020 11:27:56 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2020 11:27:56 AM
\$26.00 JESSICA
20200514000191300

Allen S. Bayl