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03/25/2021 11:37:25 AM
DEEDS 1/2

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

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

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOWALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, 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

IRA Innovations LLC FBO Cecil Van Pearson, IRA FKA ENTRUST ADMINISTRATION OF THE SOUTHEAST FBO CECIL VAN PEARSON IRA, whose mailing address is:

100 Concourse Pkwy Suite 170 Birmingham AL 35244

(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: **420 Red Bay Cove, Alabaster, AL 35114** to-wit:

Lot 33, according to the Survey of Lake Forest Subdivision, 6th Sector, as recorded in Map Book 36, Page 35 A, 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 12th day of March, 2021.

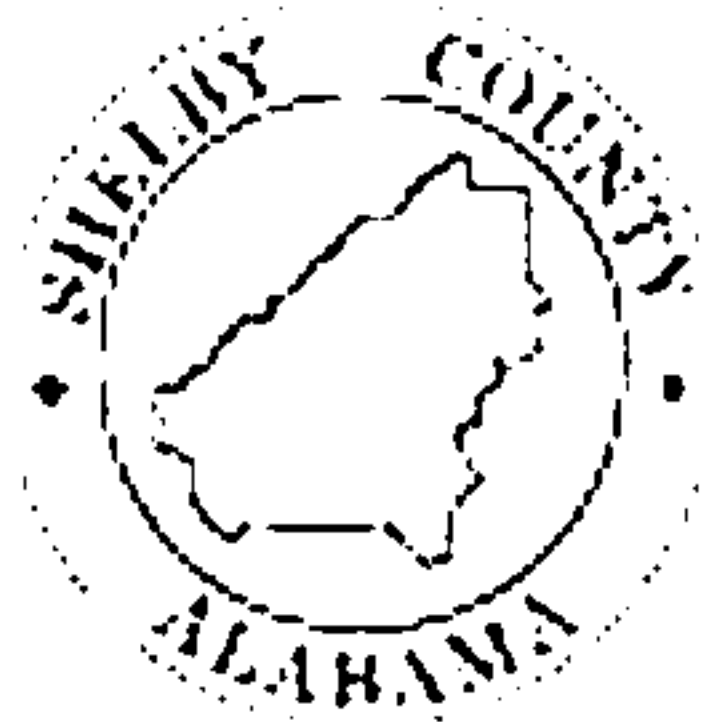
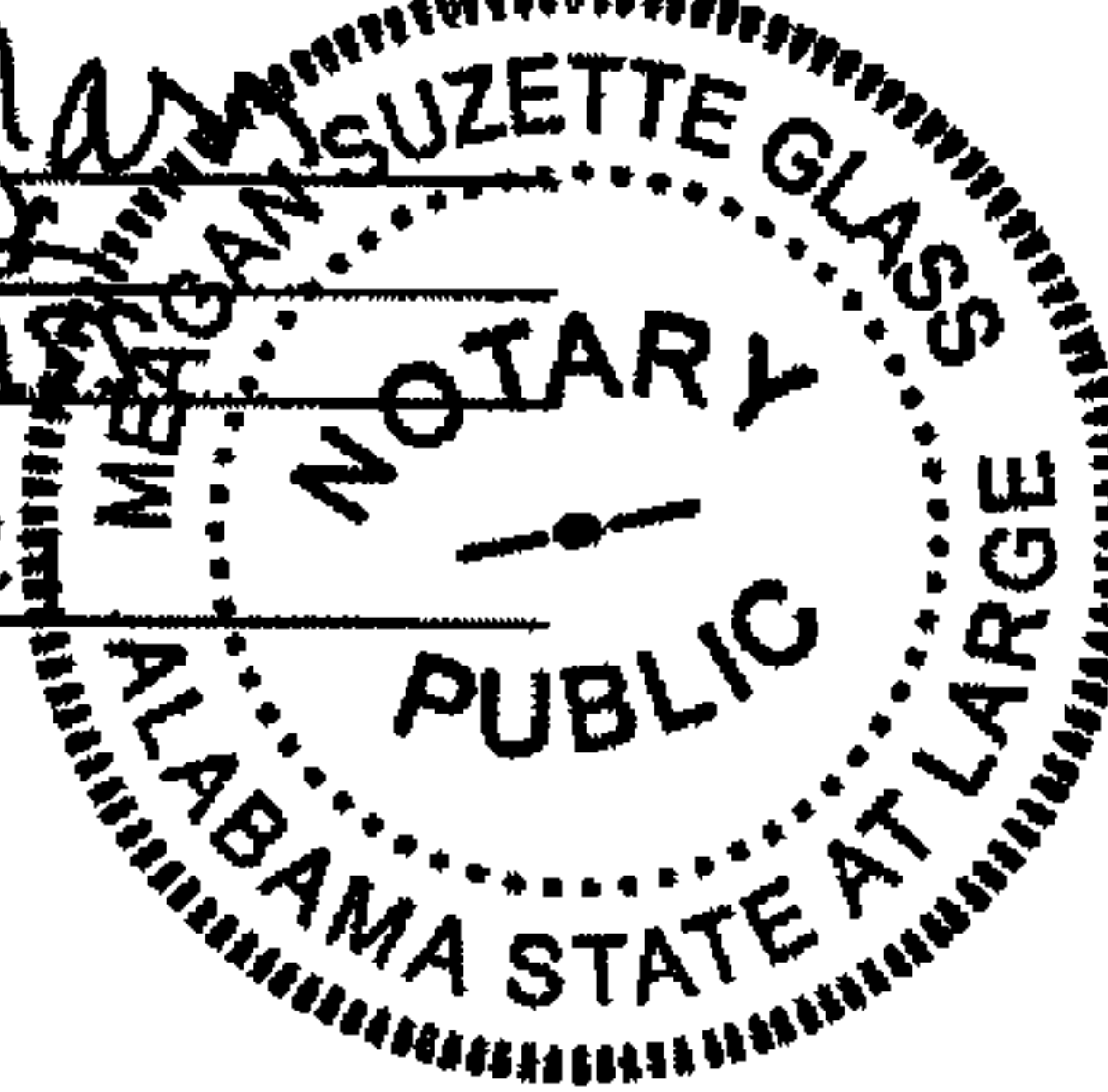
IRA INNOVATIONS LLC FBO CECIL VAN
PEARSON, IRA FKA ENTRUST ADMINISTRATION
OF THE SOUTHEAST FBO CECIL VAN PEARSON
IRA

Elisha Holcombe
Elisha Holcombe
Authorized Agent

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that IRA Innovations LLC FBO Cecil Van Pearson, IRA FKA ENTRUST ADMINISTRATION OF THE SOUTHEAST FBO CECIL VAN PEARSON IRA, 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 12 day of March, 2021.

Meagan Suzette Glass
Notary Public, State of Alabama
Meagan Suzette Glass
Printed Name of Notary
My Commission Expires: 8/15/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2021 11:37:25 AM
\$50.00 KIMBERLY
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Allie S. Bevil