

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-22-0341

Send Tax Notice To: David Harold Henderson
Claire Margaret Henderson
106 Water Hickory Dr.
Alabaster, AL 35114

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00), 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, AL 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 **David Harold Henderson and Claire Margaret Henderson, whose mailing address is 134 Kentwood Way, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 105 Water Hickory Dr., Alabaster, AL 35114**; to wit;

Lot 301, according to the Survey of Lake Forest Third Sector as recorded in Map Book 26, Page 143, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions, and Rights of Way of record.

\$297,500.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

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 Authorized Agent, Jessica M. Mitchell, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of May, 2022.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2022 10:56:57 AM
\$74.50 JOANN
20220517000200270

SOUTHERN CAPITAL MANAGERS, LLC


Jessica M. Mitchell
Authorized Agent

Allen S. Byrd

State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Jessica M. Mitchell, Authorized Agent 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 12th day of May, 2022.


Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: January 22, 2023

