

Send Tax Notice to:  
Michael Darren South  
109 Loyola Circle  
109 Loyola Circle  
Helena, AL 35080

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This Instrument Prepared By:  
Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-23-11955

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$369,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **South Partnership, LLP, an Alabama Partnership (herein referred to as "Grantor,"** whether one or more), whose mailing address is

P.O. Box 5462, Birmingham, AL 35207

by **Michael Darren South (herein referred to as "Grantee"),** whose mailing address is **109 Loyola Circle, Helena, AL 35080**

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the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **109 Loyola Circle, Helena, AL 35080,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$351,405.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 6 day of November, 2023.

South Partnership, LLP, an Alabama Partnership

By: Jeffrey D. South  
Jeffrey D. South, Partner

By: Michael D. South  
Michael D. South, Partner

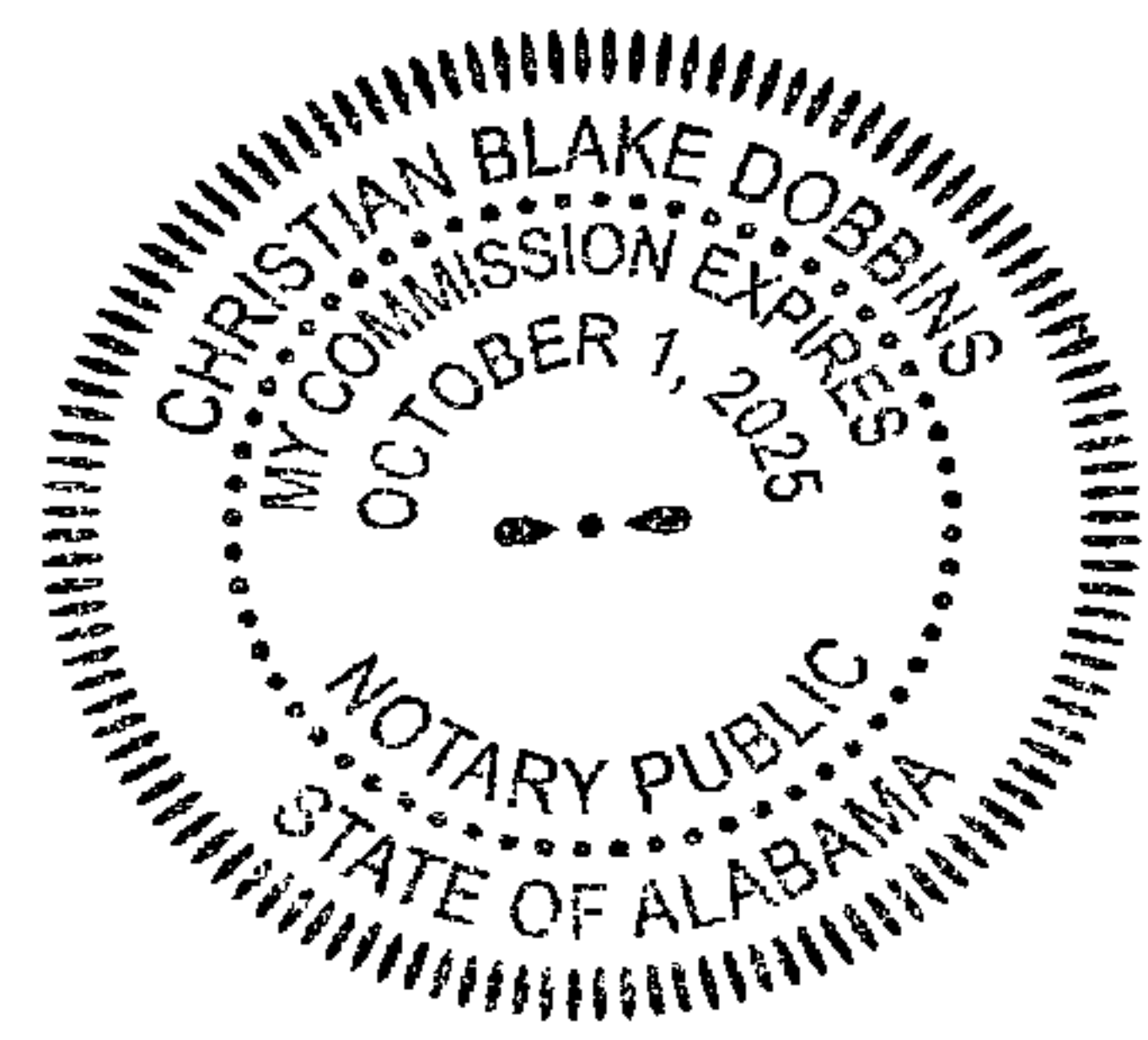
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey D. South, Partner and Michael D. South, Partner**, whose name(s) as **Partner(s)** of **South Partnership, LLP**, a/an **Alabama Partnership**, 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **South Partnership, LLP**, on the day the same bears date.

Given under my hand and official seal this 6 day of November, 2023.

[Signature]  
\_\_\_\_\_  
Notary Public, State of

\_\_\_\_\_  
Printed Name  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 9-A, according to a Resurvey of Lots 5 thru 12, St. Charles Place - Phase IV, as recorded in Map Book 19, Page 83, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/07/2023 08:27:41 AM**  
**\$46.50 JOANN**  
**20231107000326900**

*Allen S. Bayl*

General Warranty Deed - LE (AL)