

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Sandy F. Johnson
Attorney at Law
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Pelham, AL 35124

Send Tax Notice to:
(Name) Southern Capital Managers, LLC
(Address) 170 Scarlet Oak Drive
Alabaster, AL 35114

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

TAX ASSESSED VALUE: \$248,100.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Jessica M. Mitchell, a married woman, whose mailing address is** 170 Scarlet Oak Drive, Alabaster, AL 35114 the “Grantor” herein, in hand paid by **Southern Capital Managers, LLC, whose mailing address is** 170 Scarlet Oak Drive, Alabaster, AL 35114, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all his right, title, interest, and claim in or to the following described real estate, having an address of **136 Churchill Drive, Alabaster, AL 35114**, to wit:

Lot 221, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 5, as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama.

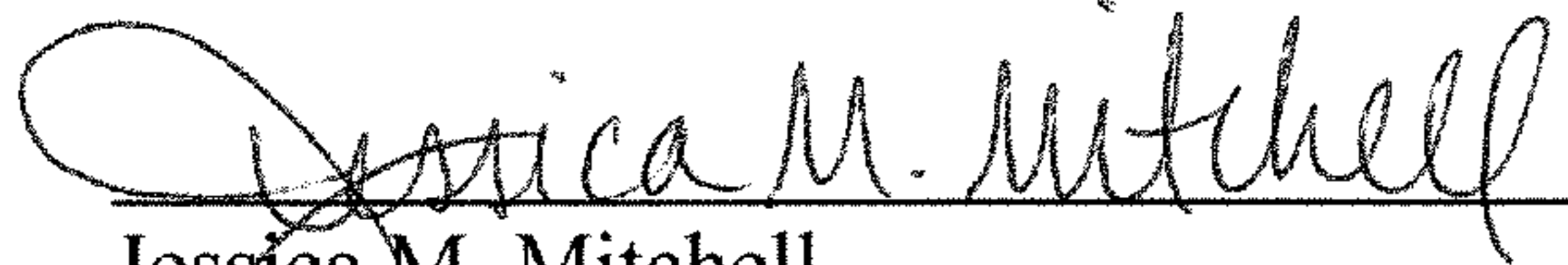
- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said Grantees, and Grantee’s heirs and assigns forever.

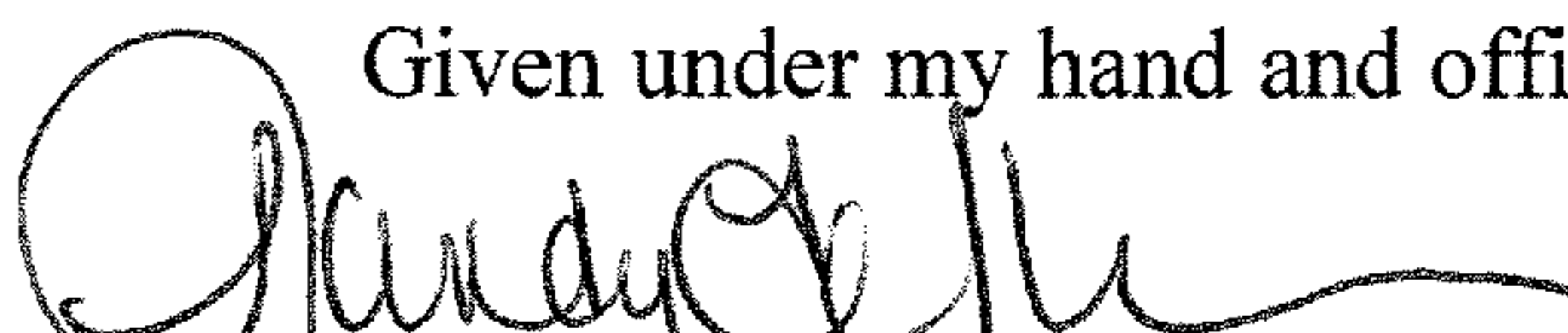
Given under my hand and seal this 13th day of December, 2023.



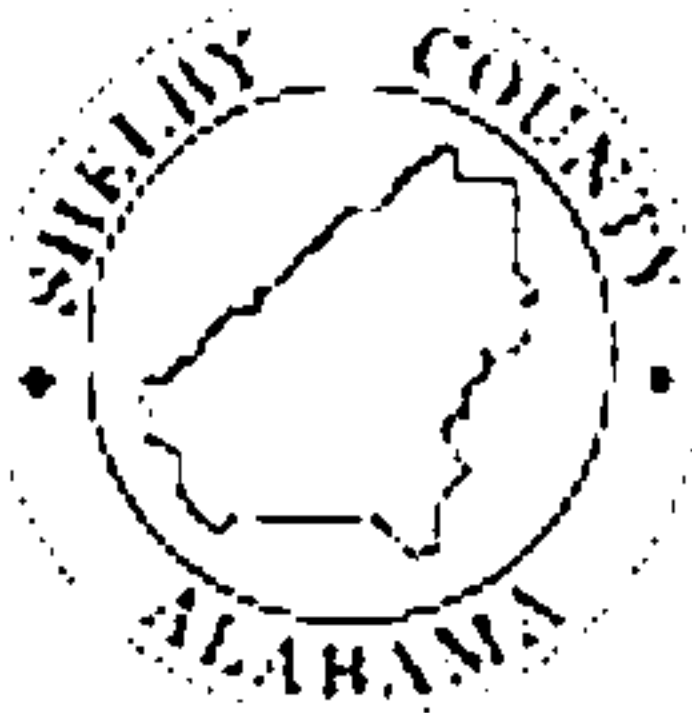
Jessica M. Mitchell

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jessica M. Mitchell, who 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 13th day of December, 2023.


Notary Public
Commission Expires: 1/9/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2023 11:24:55 AM
\$273.50 PAYGE
20231214000359960

Allie S. Beyl