

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

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-24-985**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **NINE THOUSAND FIVE HUNDRED AND 00/100 (\$9,500.00)** 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

**Ryan K. Kytile, an unmarried man (herein referred to as "Grantor," whether one or more),** whose mailing address is

550 Blue River Drive, Lincoln, AL 35096

by **Southern Capital Managers, LLC (herein referred to as "Grantee"),** whose mailing address is

170 Scarlet Oak Drive, Alabaster, AL 35114

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 **218 Chestnut**

**Forest Drive, 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.

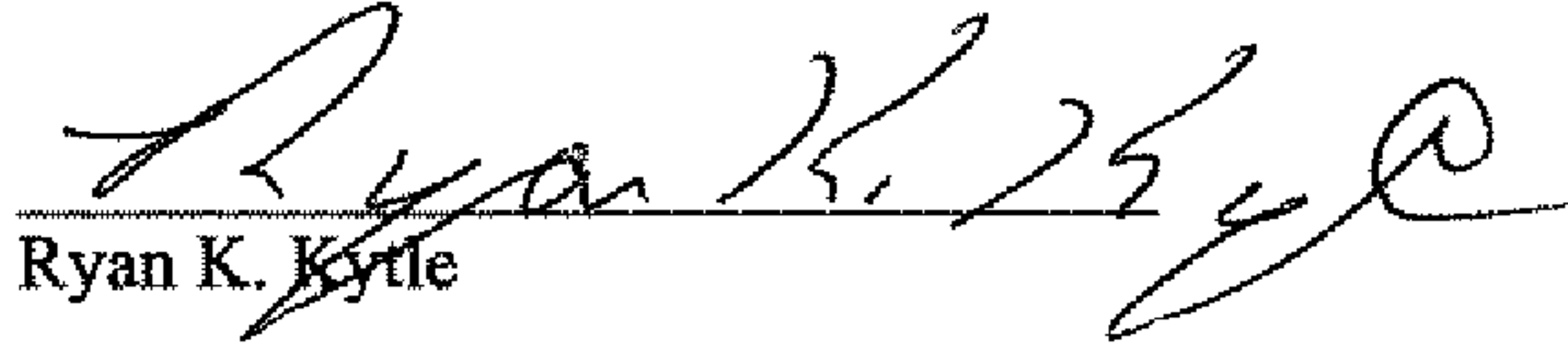
MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 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.

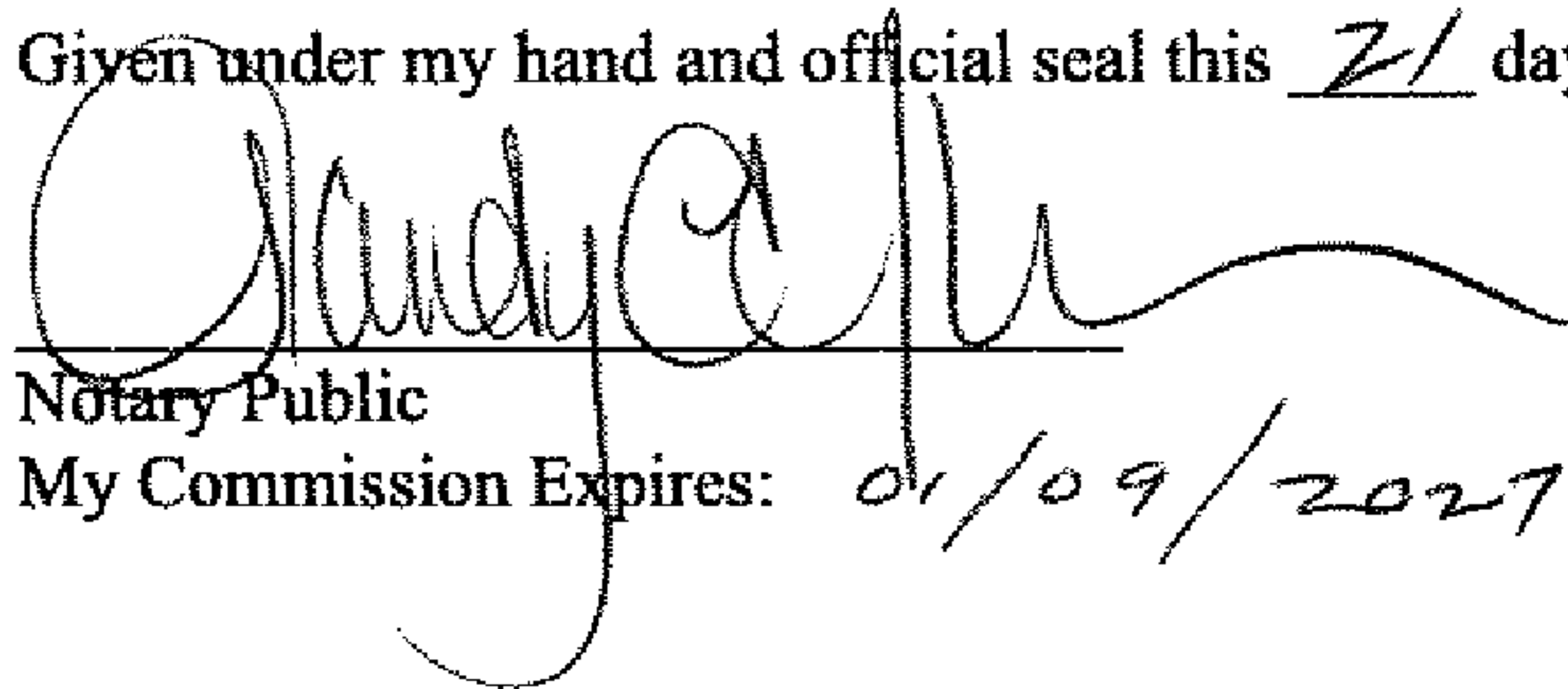
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 21 day of February, 2024.

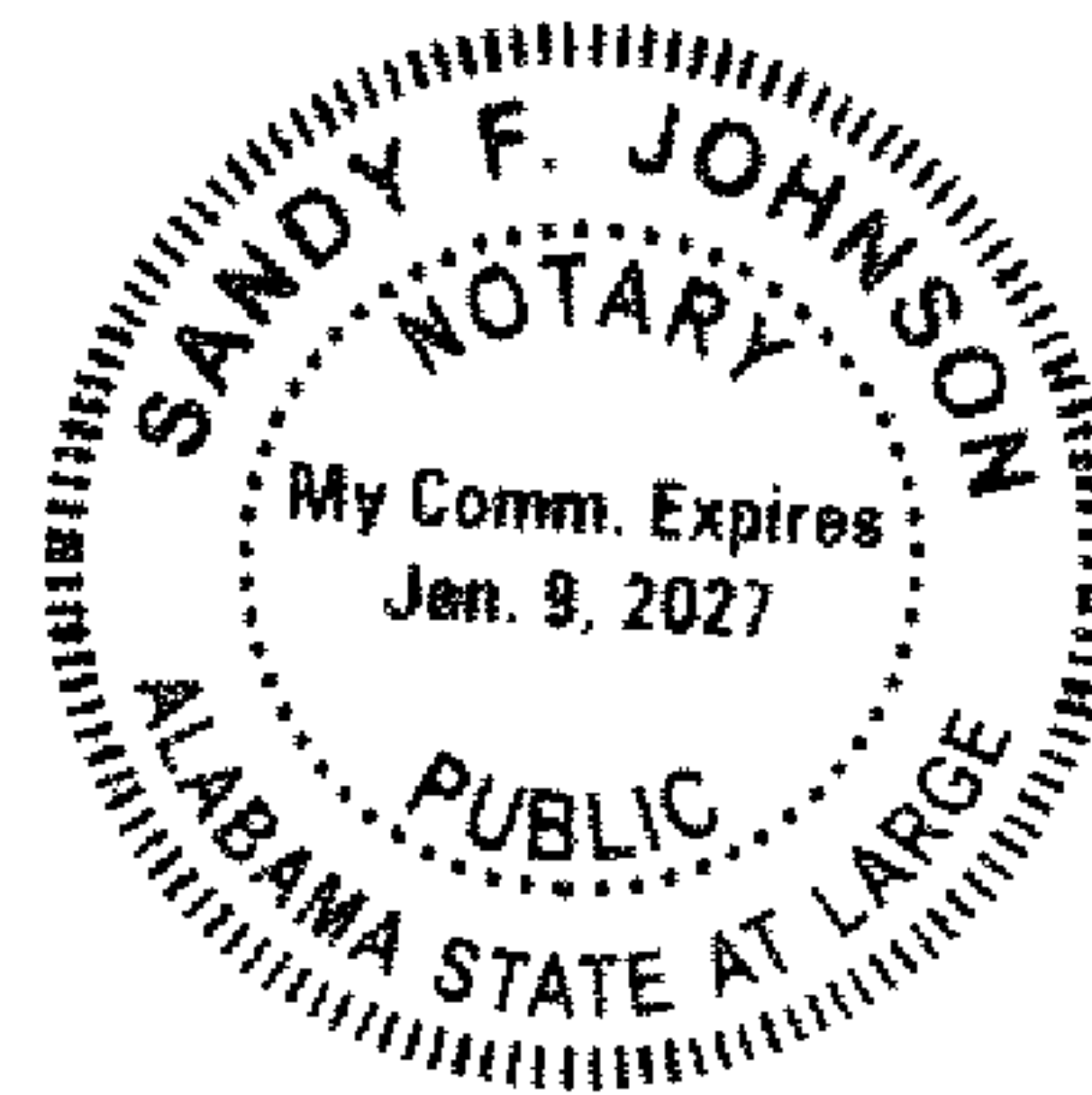
  
Ryan K. Kytte

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Ryan K. Kytte whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of February, 2024.

  
Notary Public  
My Commission Expires: 01/09/2027



**EXHIBIT A**

Property 1:

Lot 32, according to the Survey of Chestnut Forest, as recorded in Map Book 22, Page 98 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/01/2024 02:18:20 PM  
\$37.50 JOANN  
20240301000057150

*Allen S. Bayl*