

Send Tax Notice to:
Eric E. Jones and Melinda Jones
121 Scenic Lake Dr.
Alabaster, AL 35114

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

File: **PEL-25-6272**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$549,900.00)** 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 **Southern Capital Managers, LLC, an Alabama Limited Liability Company** (herein referred to as “Grantor,” whether one or more), whose mailing address is

170 Scarlet Oak Drive, Alabaster, AL 35114

by **Eric E. Jones and Melinda Jones** (herein referred to as “Grantee”), whose mailing address is

121 Scenic Lake Dr., 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 **121 Scenic Lake Dr., Alabaster, AL 35114**, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$149,900.00 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 August, 2025.

Southern Capital Managers, LLC, an Alabama Limited Liability Company

By: Jessica M. Mitchell
Jessica M. Mitchell, 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 **Jessica M. Mitchell, Authorized Agent**, whose name(s) as **Authorized Agent(s)** of **Southern Capital Managers, LLC**, a/an **Alabama** corporation, 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 **Southern Capital Managers, LLC**, on the day the same bears date.

Given under my hand and official seal this 21 day of August, 2025.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name
My Commission Expires: 01/09/2027

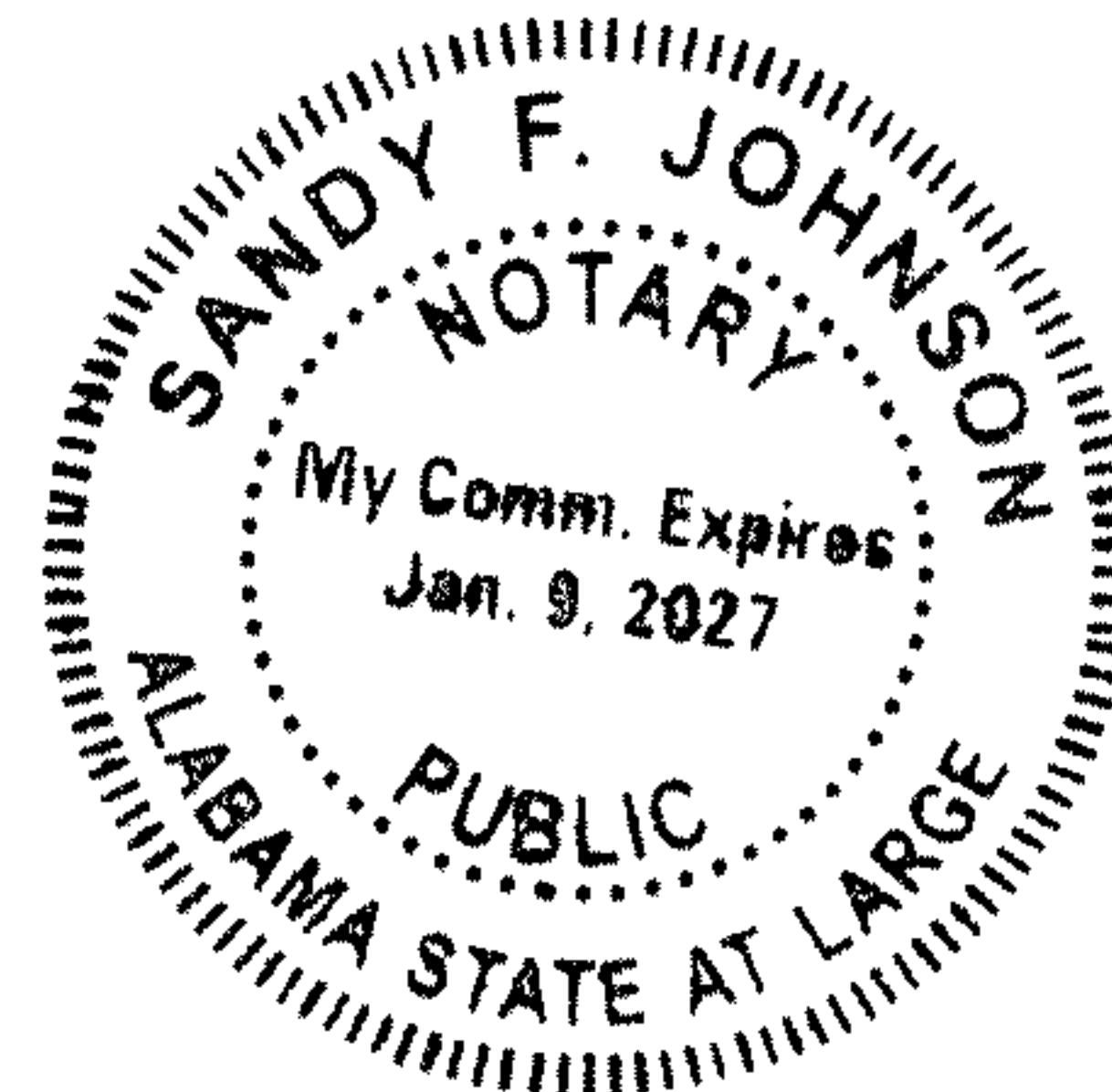
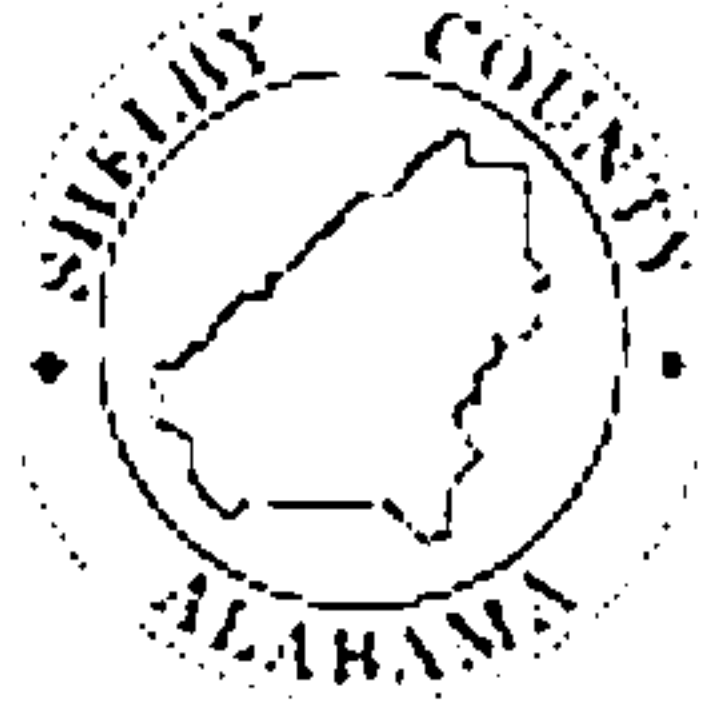


EXHIBIT A

Property 1:

Lot 74, according to the Survey of Lake Forest, Sixth Sector, as recorded in Map Book 36, pages 35- A and 35-B 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
08/29/2025 11:58:12 AM
\$428.00 PAYGE
20250829000267230

Allen S. Bayl