

Send Tax Notice to:
Joshua Reid and Ashlyn Moody
240 Silver Creek Parkway
Alabaster, AL 35007

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

File: **PEL-26-1105**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THREE THOUSAND AND 00/100 (\$303,000.00) 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 **Joshua Reid and Ashlyn Moody (herein referred to as "Grantee," whether one or more)**, whose mailing address is

240 Silver Creek Parkway, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **240 Silver Creek Parkway, Alabaster, AL 35007**, 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, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$278,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 13 day of February, 2026.

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** limited liability company, 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 13 day of February, 2026

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



EXHIBIT A

Property 1:

Lot 25, according to the Map of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, 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
02/18/2026 12:04:50 PM
\$52.50 PAYGE
20260218000045380

Allie S. Boyd