

Send tax notice to:  
Crystal and Derrick Strong  
2608 Drennen Place  
Birmingham, Alabama 35242  
File No. BHM1100607

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY



20111012000302240 1/2 \$314.00  
Shelby Cnty Judge of Probate, AL  
10/12/2011 08:57:01 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ninety Nine Thousand and 00/100 Dollars (\$299,000.00) in hand paid to the undersigned, **Star Properties, LLC**, a(n) Alabama limited liability company (hereinafter referred to as "Grantor") by **Crystal Strong and Derrick Strong** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 16, according to the Survey of Meadowridge, as recorded in Map Book 11, Page 40 A and B, in the Probate Office of Shelby County, Alabama.**

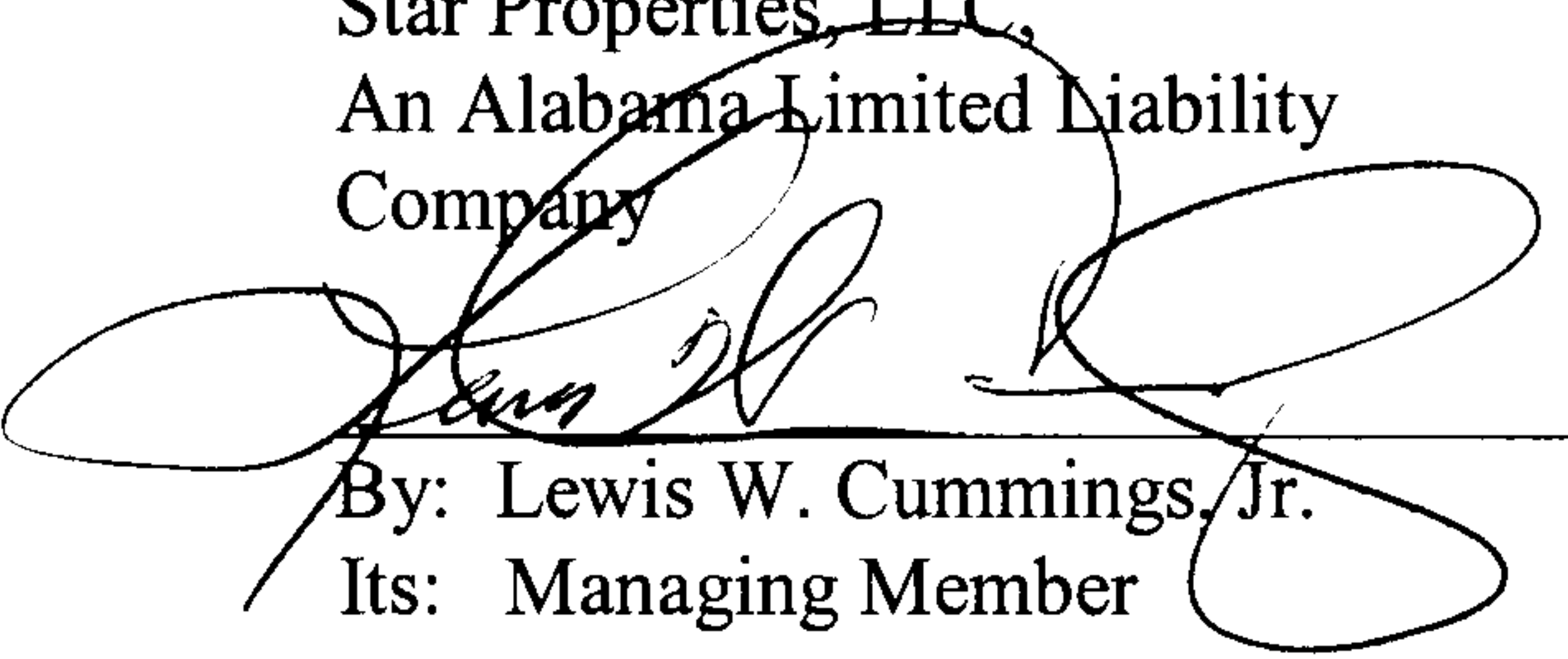
SUBJECT TO:

- 1) The lien of Ad Valorem taxes for the year 2011, and subsequent years.
- 2) Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
- 3) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 4) Easements and building lines as shown on recorded map.
- 5) Right of way granted to Alabama Power Company as set forth in Deed Book 142, Page 163; Deed Book 277, Page 27 and Deed Book 129, Page 547, in the Office of the Judge of Probate of Shelby County, Alabama.
- 6) Right of way granted to Shelby County for public road as set forth in Deed Book 177, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.
- 7) Terms, agreements and right of way to Alabama Power Company as recorded in Book 145, Page 701 and Book 145, Page 709.
- 8) Restrictions appearing of record in Book 148, Page 264 and as shown on recorded map.
- 9) Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 11, Page 40 in Probate Office; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

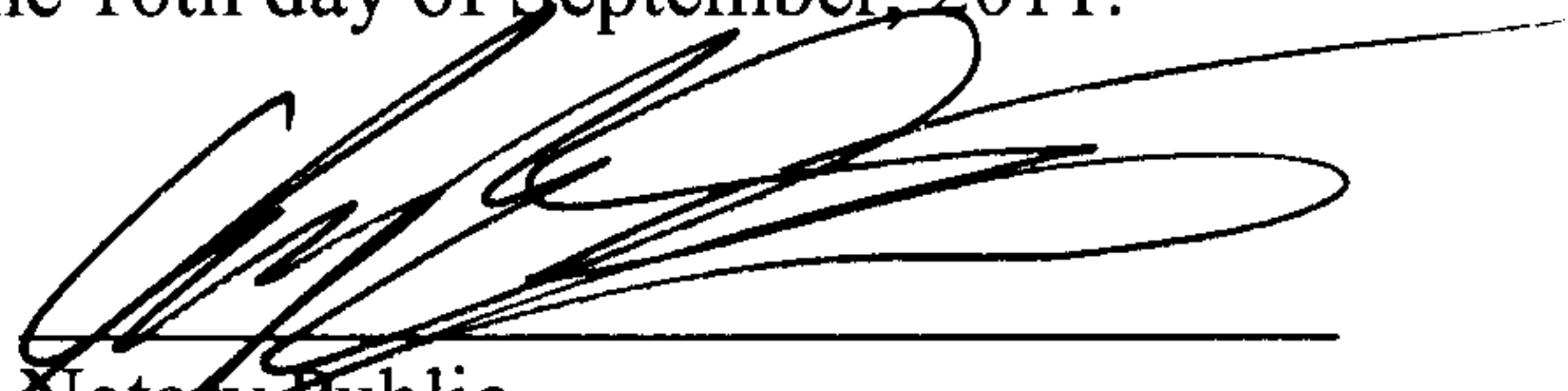
IN WITNESS WHEREOF, Grantor, Star Properties, LLC, an Alabama Limited Liability Company, by Lewis W. Cummings, Jr., its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 16<sup>th</sup> day of September, 2011.

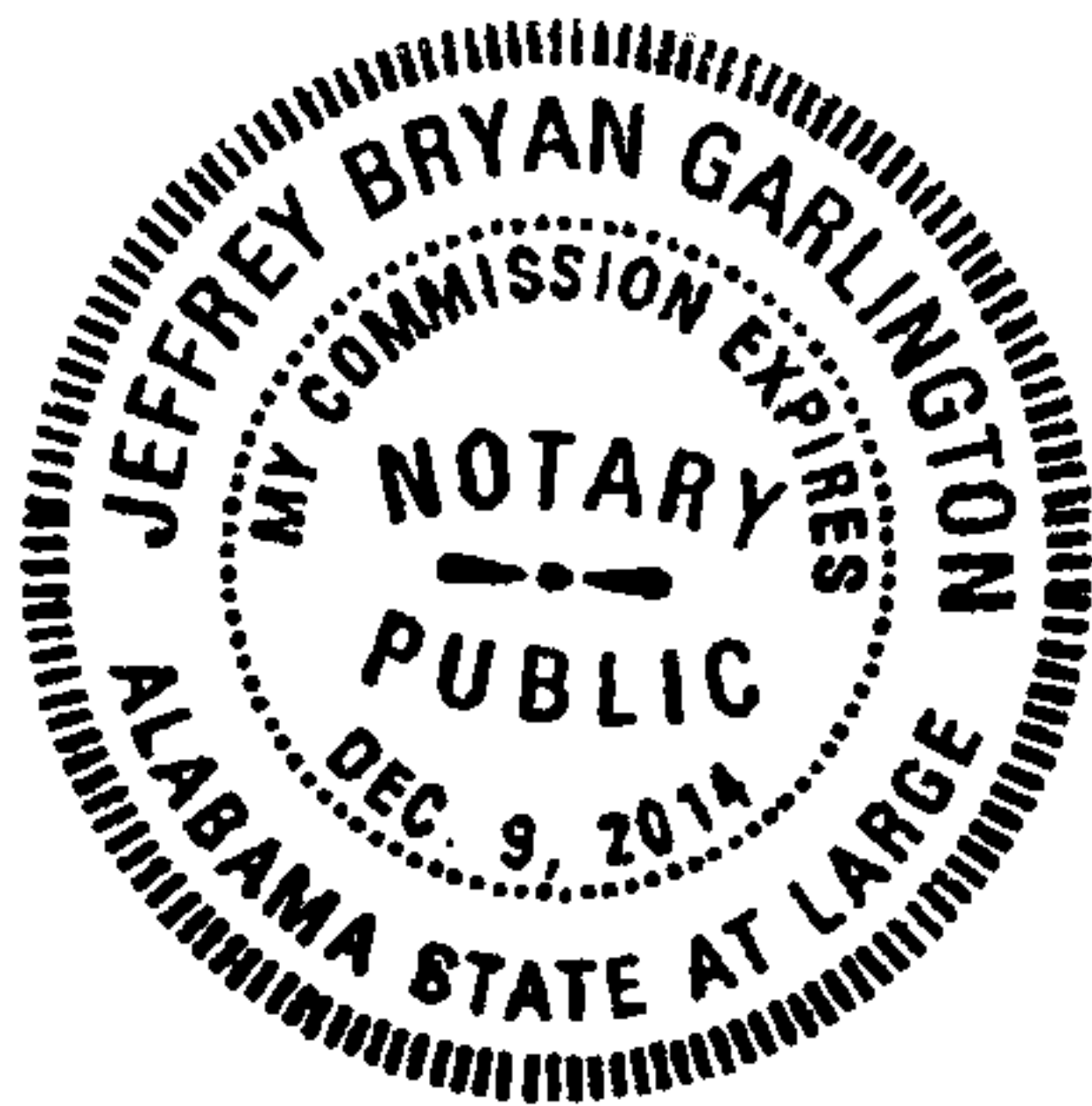
Star Properties, LLC,  
An Alabama Limited Liability  
Company  
  
By: Lewis W. Cummings, Jr.  
Its: Managing Member


STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis W. Cummings, Jr., whose name as its Managing Member of Star Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 16th day of September, 2011.

  
Notary Public  
Print Name. Jeffrey Bryan Garlington  
Commission Expires: 12/09/2014



  
20111012000302240 2/2 \$314.00  
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Shelby County, AL 10/12/2011  
State of Alabama  
Deed Tax: \$299.00