

Send tax notice to:
Benjamin J. Milligan
LoriAnn Hideko Milligan
2308 Ridge Trail
Birmingham, AL 35242
File No. BHM1200035

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

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) in hand paid to the undersigned, **Star Properties, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantor") by **Benjamin J. Milligan and LoriAnn Hideko Milligan** (hereinafter referred to as "Grantee"), 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 rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of the Ridge of Meadowbrook, First Sector, as recorded in Map Book 14, Page 41 A & B, in the Probate Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, THE SUBJECT PROPERTY HEREINABOVE DESCRIBED AS ACQUIRED BY GRANTOR BY THAT CERTAIN FORECLOSURE DEED EXECUTED ON JUNE 14, 2011, AND RECORDED IN INSTRUMENT NO. 20110627000185970.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.

\$240,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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



20120220000061080 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
02/20/2012 01:23:26 PM FILED/CERT

The Grantor does for itself, its successors and assigns, covenant with the 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 shown 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 Grantees, their heirs, executors, administrators 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 10th day of February, 2012.

Star Properties, LLC,
An Alabama limited Liability
Company

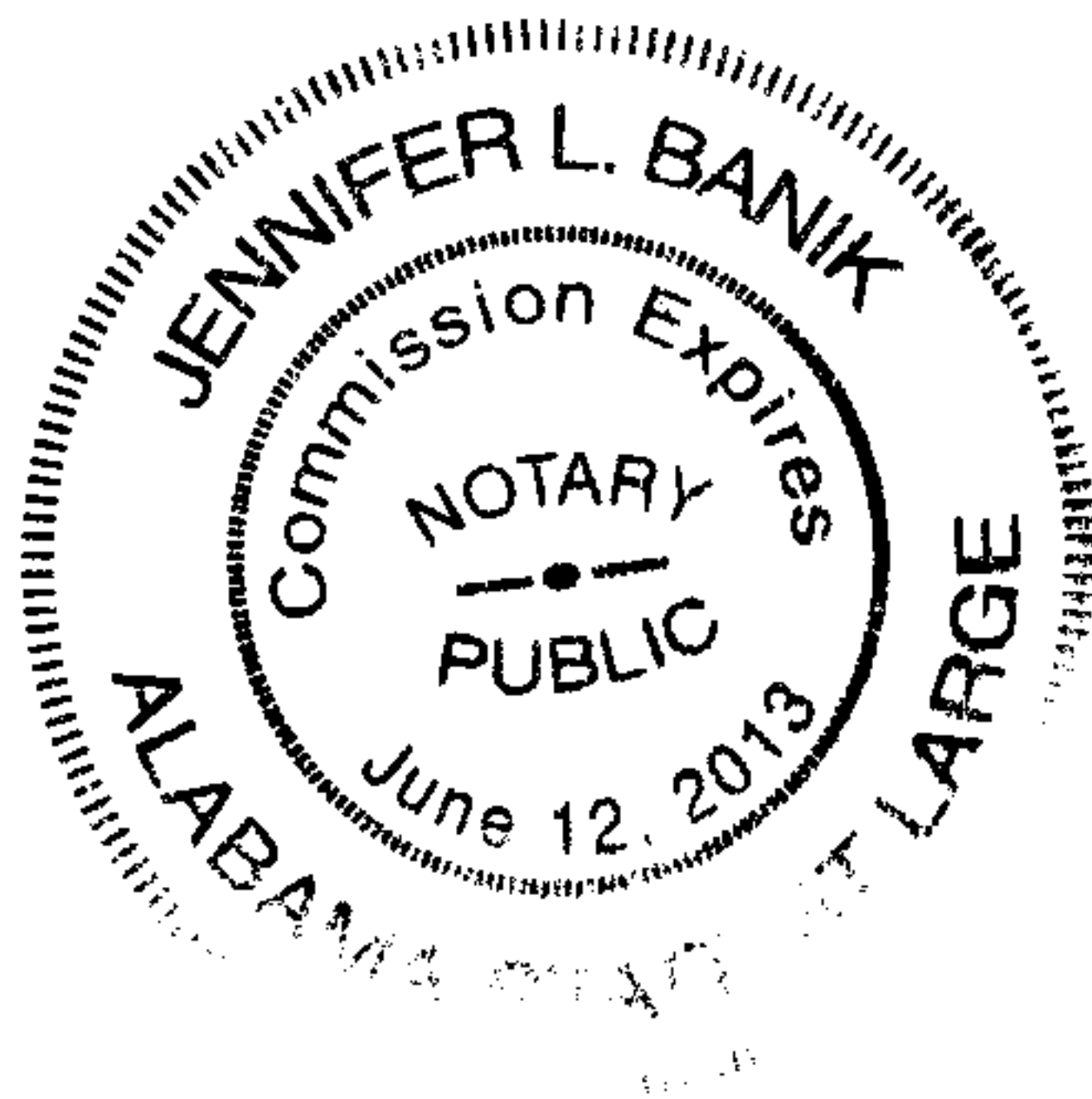
By: 
Its: Managing Member

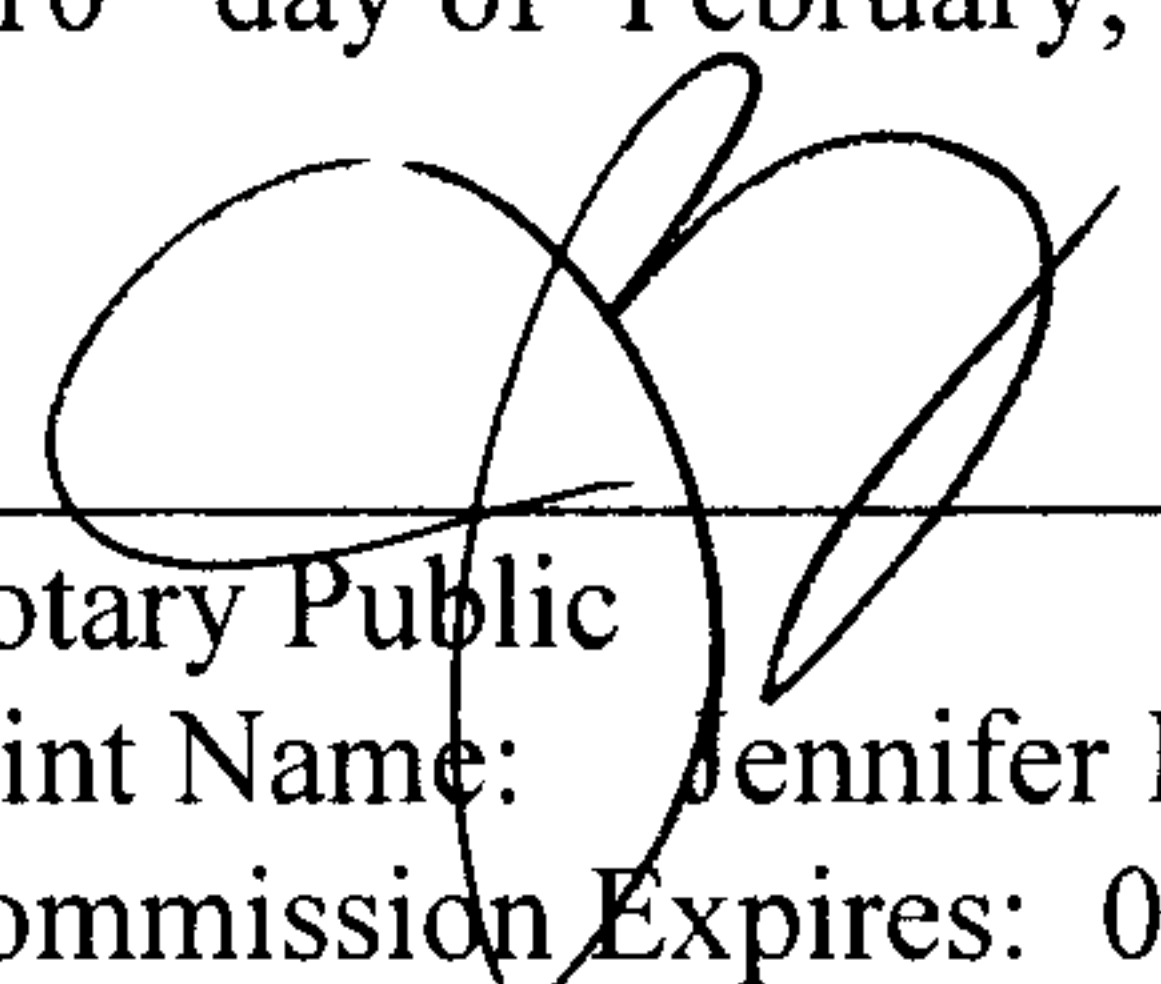
STATE OF ALABAMA)

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 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 10th day of February, 2012.




Notary Public
Print Name: Jennifer L. Banik
Commission Expires: 06/12/2013

Shelby County, AL 02/20/2012
State of Alabama
Deed Tax: \$60.00


20120220000061080 2/2 \$75.00
Shelby Cnty Judge of Probate, AL
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