

State of Alabama)  
St. Clair County)

20140421000116350 1/1 \$23.50  
Shelby Cnty Judge of Probate, AL  
04/21/2014 03:29:21 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Sixty Three Thousand and no/100 Dollars (\$63,000.00) being the contract sales price, to the undersigned **Grantor** in hand paid by the **Grantee** herein, the receipt whereof is acknowledged, Star Properties, LLC an Alabama Limited Liability Company (**Grantor**) whose address is 2201 Hidden Ridge Circle, Birmingham, AL 35243 does grant, bargain, sell and convey unto ASC CAPITAL, LLC an Alabama Limited Liability Company (**Grantee**) whose address is 509 Bayhill Road, Birmingham, AL 35244 the following described real estate situated in St. Clair County, Alabama to wit:

**Lot 53, according to the Map and Survey of Rocky Ridge Phase 2, as recorded in Map Book 27, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama. 200 Rocky Ridge Circle, Helena, AL 35080**

**Subject to:**

Ad valorem taxes due October 1, 2014.

Minerals and mining rights not owned by Grantor.

Building and setback lines of 20 feet and Restrictions as shown on record map in Map Book 27, Page 16.

Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2000-40214.

Transmission line permit to Alabama Power Company in Deed Book 130 at page 173.

20' right of way as recorded in Inst. No. 1996-11116.

Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance.

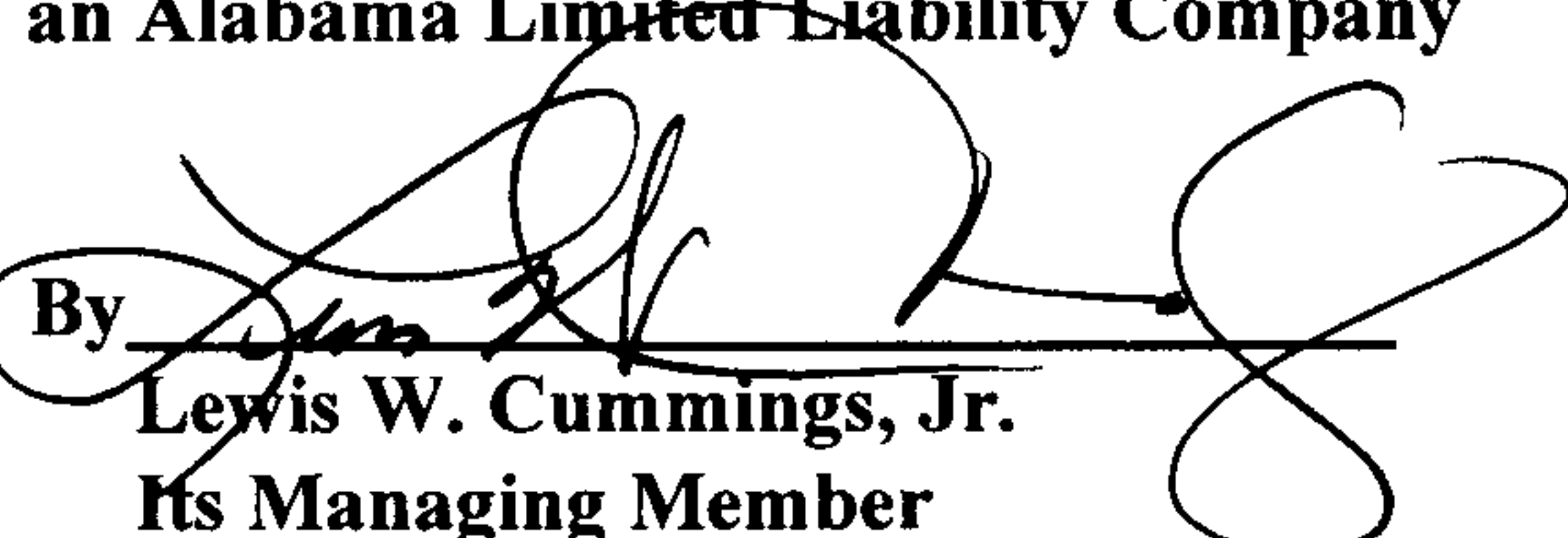
All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to Star Properties, LLC, dated 3/25/2014, and recorded on 4/2/2014, in Instrument No. 20140402000093200, in the Probate Office of Shelby, County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

***\$53,550.00 of the consideration was paid from the proceeds of a mortgage loan.***

**TO HAVE AND TO HOLD** unto the said **Grantee** its successors and assigns forever; and said **Grantor** does for itself and its, successors, and assigns covenant with said **Grantee** its successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise 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 **Grantee**, its successors and assigns forever, against the lawful claims of all persons.

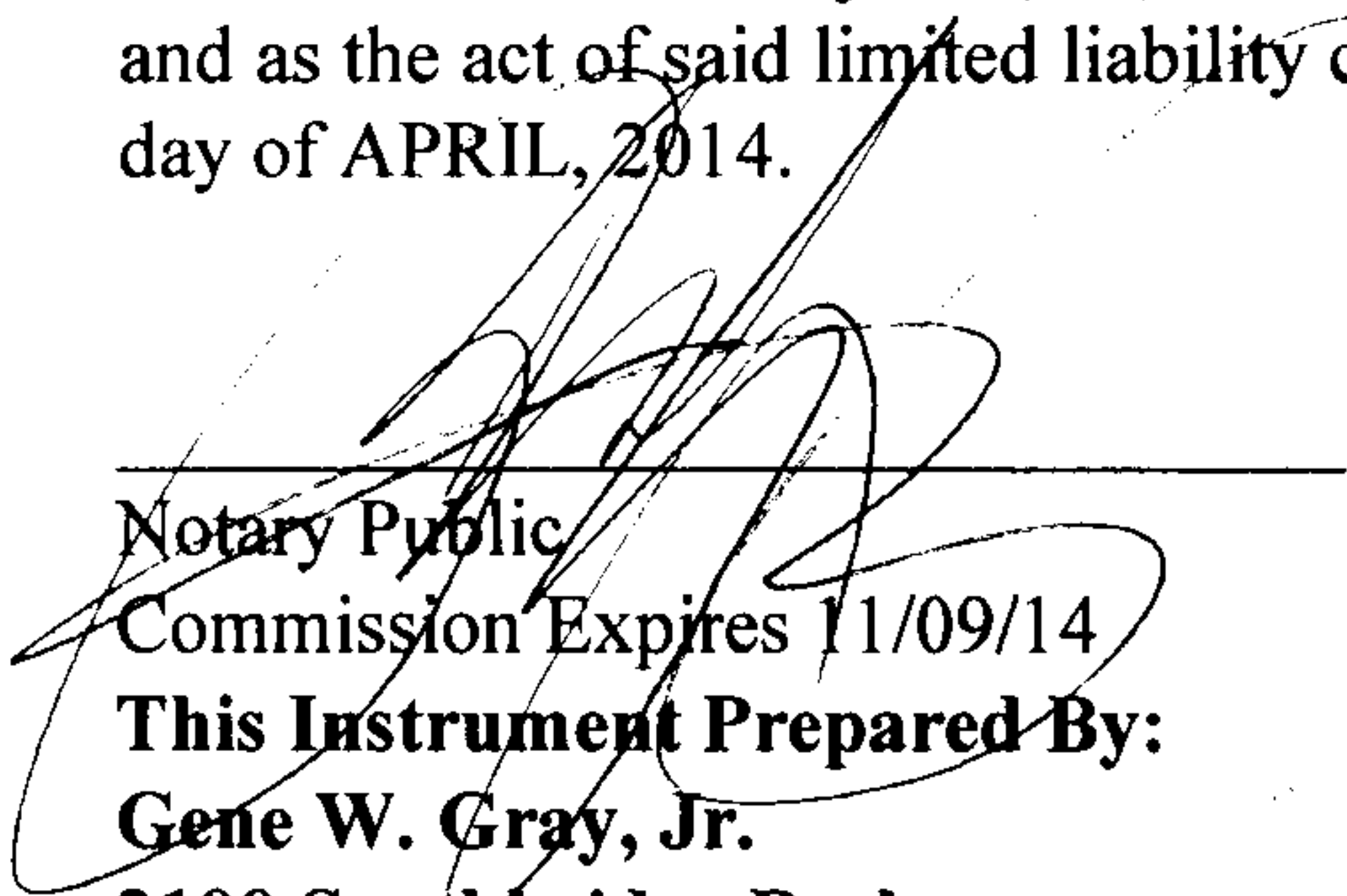
**IN WITNESS WHEREOF**, the said **Grantor** has caused this conveyance to be executed this the 18<sup>th</sup> day of APRIL, 2014.

Star Properties, LLC  
an Alabama Limited Liability Company

By   
Lewis W. Cummings, Jr.  
Its Managing Member

State of Alabama)  
Jefferson County)

I, Gene W. Gray, Jr., 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 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said limited liability company. Given under my hand and official seal of office this 18<sup>th</sup> day of APRIL, 2014.

  
Notary Public  
Commission Expires 11/09/14  
**This Instrument Prepared By:**  
**Gene W. Gray, Jr.**  
2100 Southbridge Parkway  
Suite 338  
Birmingham, Al 35209  
205 879 3400

**Send Tax Notice To:**  
**ASC CAPITAL, LLC**  
**509 Bayhill Road**  
**Birmingham, AL 35244**  
**#25-07-36-0-001-010.342**

Shelby County, AL 04/21/2014  
State of Alabama  
Deed Tax: \$9.50