

THIS INSTRUMENT WAS PREPARED BY:
Star Properties, LLC
2201 Hidden Ridge Circle
Birmingham, AL 35243

PLEASE SEND TAX NOTICE TO:
Jennings Properties
and Investments, LLC
500 Norfolk Lane
Birmingham, AL 35209

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Value \$61,668 aj

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN DOLLARS 00/100 (\$10.00)** to the undersigned **Star Properties, LLC** (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR hereby remises, releases, quit claims, grants, sells, and conveys **its interest** unto **Jennings Properties and Investments, LLC** herein referred to as GRANTEE, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 31, according to a Resurvey of Village Parrish, a townhome community, as recorded in Map Book 24, Page 75 in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

SUBJECT TO:

1. Statutory right of redemption of Monica Muchangi, unmarried, and all other parties lawfully entitled thereto pursuant to Title 6-5-230, Code of Alabama, 1975 and the amendments thereto which right of redemption arises from foreclosure of the mortgage from Monica Muchangi, unmarried, to Mortgage Electronic Registrations Systems, Inc., solely as nominee for Choice Capital Funding Inc., which is recorded in Instrument Number 20050822000429960, assigned to The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A. fka The Bank of New York Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee for RAMP 2005-RS9, as Mortgagee/Transferee and said foreclosure being held February 24, 2009, as evidenced by foreclosure deed dated February 24th, 2009 and recorded in Instrument number 20090305000079740 which rights expire on February 24, 2010.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, devisees, assigns, or its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by **Lewis W. Cummings, Jr., its Managing Member** who is authorized to execute this conveyance, has hereto set its signature and seal this 5 day of March, 2009.

GRANTOR, **STAR PROPERTIES, LLC**

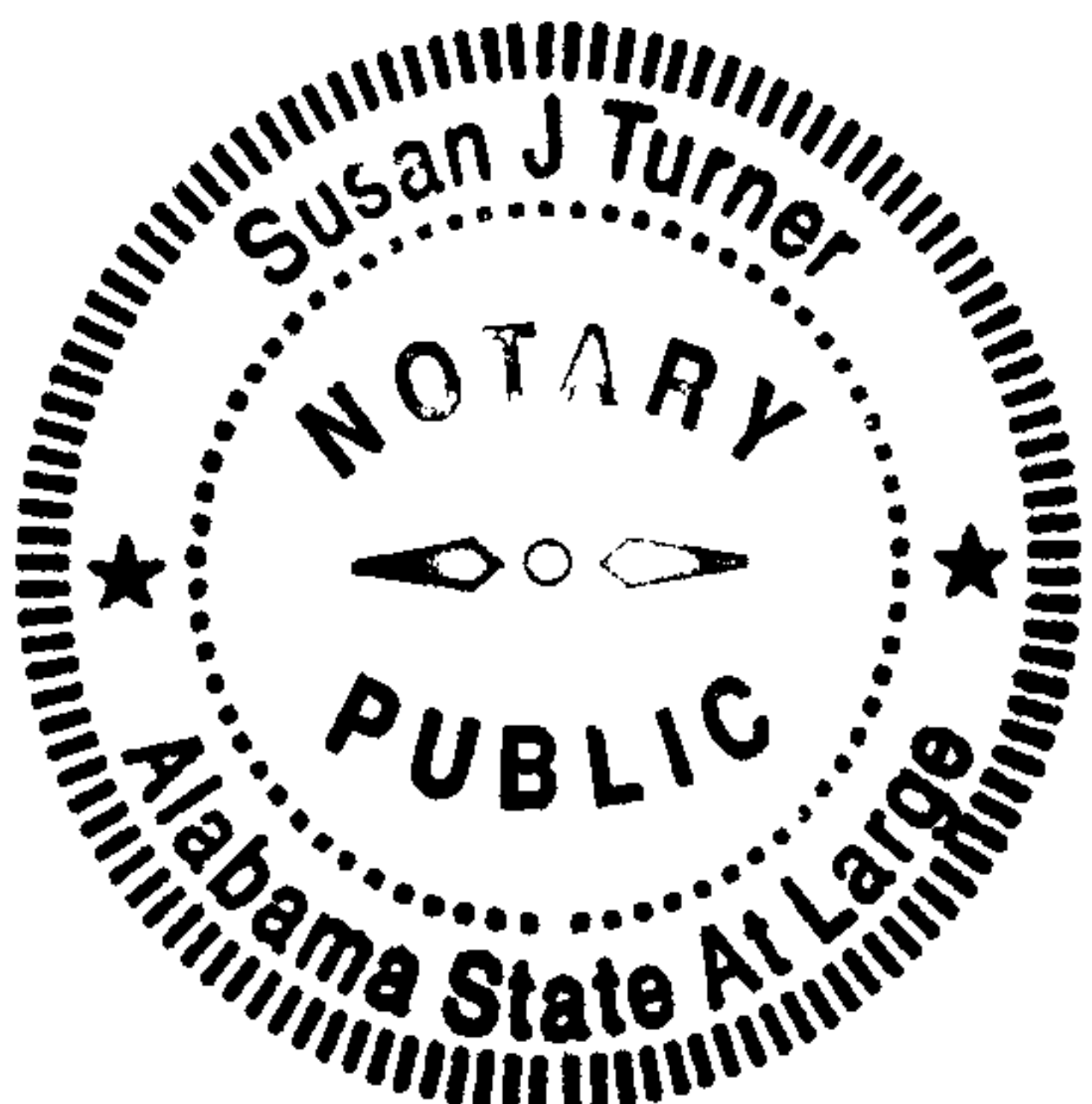
BY: 


Lewis W. Cummings, Jr.
Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said country, 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 the conveyance he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 5th day of March, 2009.




20090305000079760 1/1 \$73.00
Shelby Cnty Judge of Probate, AL
03/05/2009 12:12:01PM FILED/CERT


NOTARY PUBLIC

My Commission Expires: 10-30-2010

Shelby County, AL 03/05/2009
State of Alabama

Deed Tax: \$62.00