


SEND TAX NOTICE TO:
CS Equity Partners LLC

Charles E. Davis, Jr., Esq.
1442 Montgomery Highway, Suite 201
Birmingham, Alabama 35216


20090818000318580 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
08/18/2009 01:53:03 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **SEVENTY ONE THOUSAND AND 00/100 (\$71,500.00) DOLLARS** to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, Star Properties LLC, a Limited Liability Company, (hereinafter grantor), does grant, bargain, sell and convey unto C.S. Equity Partners, LLC, all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

See Attached 'Exhibit A' for Legal Description

\$60,775.00 of the above referenced consideration is from a purchase money first mortgage.

Property Address: 570 Trey Moor Lake Circle, Alabaster, Alabama 35007

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion. TO HAVE AND TO HOLD unto the said GRANTEE, his/her heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10 day of August, 2009


STAR PROPERTIES LLC
By: Lewis W. Cummings
Its: Managing Member

Shelby County, AL 08/18/2009
State of Alabama
Deed Tax : \$11.00

STATE OF ALABAMA)
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis W. Cummings whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of August, 2009.


Notary Public
Commission Expires: 10/28/10



EXHIBIT 'A'


20090818000318580 2/2 \$25.00
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Lot 518, according to the Survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, Page 148 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a part of Lot 519 of said subdivision, described as follows:

Begin at the Northwest corner of said Lot 519, thence run South along the West lot line 11.01 feet, thence turn left 39 degrees 28 minutes 21 seconds and run Southeast 117.86 feet, thence turn left 22 degrees 00 minutes 03 seconds, run Southeast 19.63 feet to a curve on the Northwest right of way of Treymoor Lake Circle, said curve having a radius of 50 feet and an arc 7.06 feet, thence run Northeast along said curve 7.06 feet to the Southeast corner of Lot 518, thence run Northwest, radial to said curve, 17.35 feet, thence turn right 22 degrees 03 minutes 00 seconds and run Northwest 125 feet to the point of beginning.