

This Instrument prepared by:

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

SEND TAX NOTICE TO:
David Matthew McGowen
2311 Buckingham Place
Helena, Alabama 35080

WARRANTY DEED



20100824000272210 1/1 \$137.00
Shelby Cnty Judge of Probate, AL
08/24/2010 03:14:21 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 08/24/2010
State of Alabama
Deed Tax : \$125.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Five Thousand Dollars and 00/100 (\$165,000.00) 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 David Matthew McGowen and Sonda McGowen, as joint tenants with right of survivorship, all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

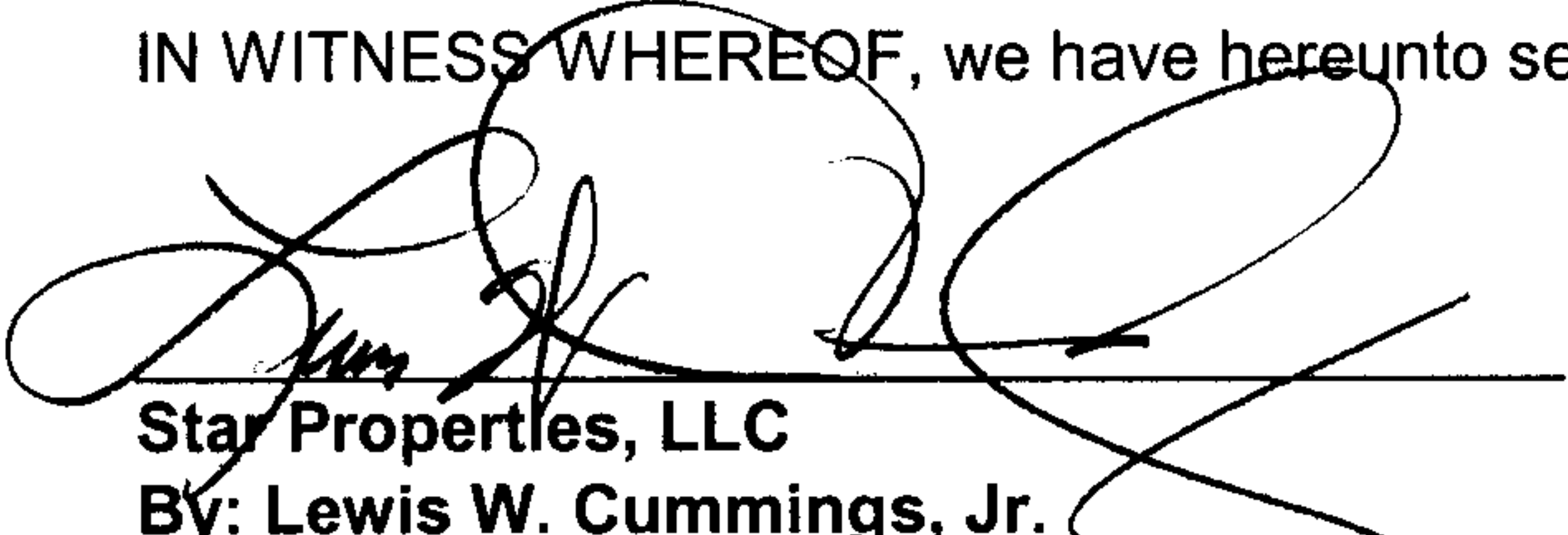
‘Lot 16, according to the survey of Harbor Towne, as recorded in Map Book 13, Page 74, in the Probate Office of Shelby County, Alabama.

This Deed is being recorded simultaneously with a first mortgage in the amount of \$40,000.00.

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 GRANTEE, for and during his life and upon his death, then to the survivor 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 heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 heirs and assigns forever, against the lawful claims of all persons.

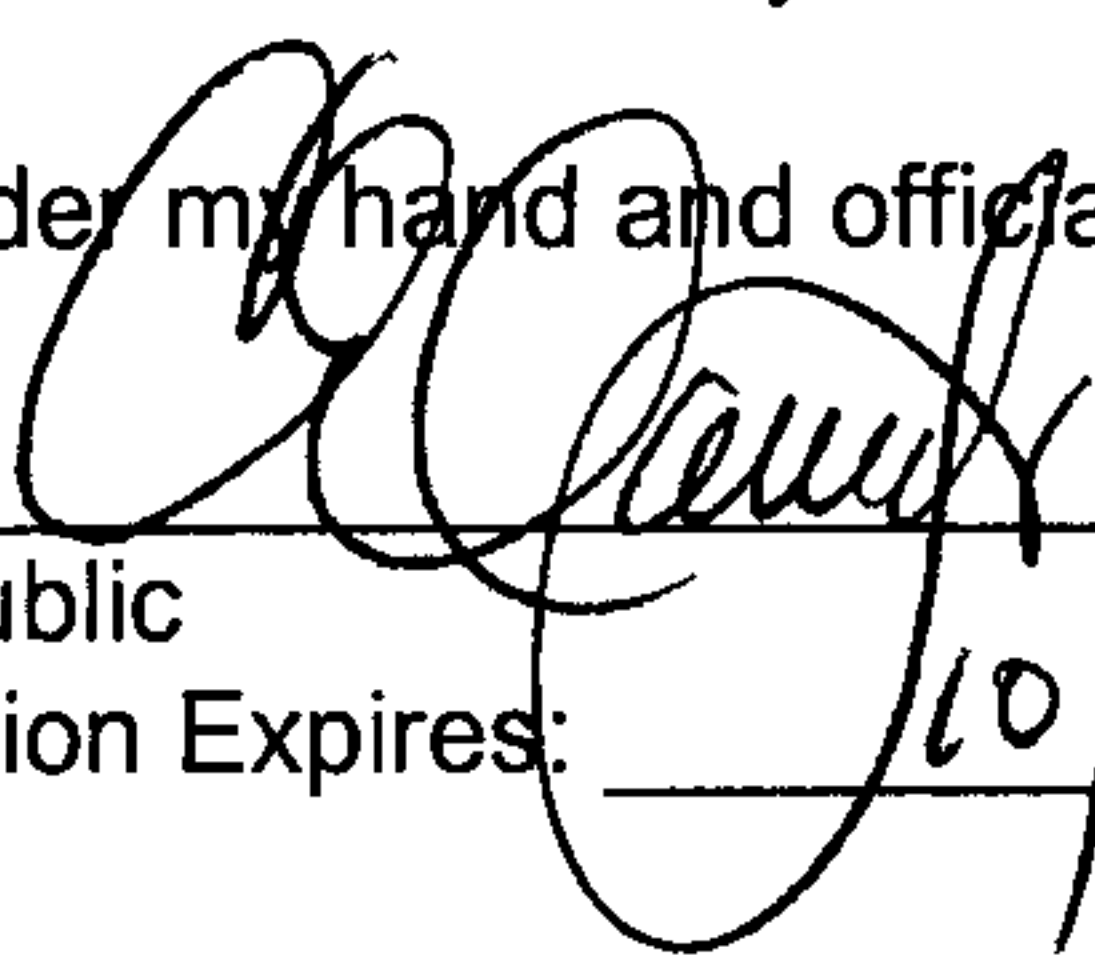
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5 day of August, 2010.


Star Properties, LLC
By: Lewis W. Cummings, Jr.
Its: Managing Member

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis W. Cummings, Jr., whose name is signed to the foregoing conveyance, in his capacity as Managing Member of Star Properties, LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of August, 2010.


Notary Public
Commission Expires: 10/28/10

