

State of Alabama)
Shelby County)

20110303000071640 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
03/03/2011 01:35:02 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Seventy-seven thousand and no/100 Dollars (\$77,000.00)** 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)** does grant, bargain, sell and convey unto **DFM Capital, LLC an Alabama Limited Liability Company (Grantee)** the following described real estate situated in Shelby, Alabama to wit:

Lot 7, according to the Survey of Amberley Woods, Third Sector, Phase I, as recorded in Map Book 20, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to:

- **Ad Valorem Taxes due October 1, 2011 and thereafter**
- **Travelway Agreement as recorded in Instrument # 1997-20991; Instrument # 1997-10156; and Instrument # 1997-10154.**
- **Restrictive Covenant and Grant of Land Use granted to Alabama Power Company**
- **recorded in Instrument # 1996-5628.**
- **Declaration of Protective Covenants as recorded in Instrument # 1995-32893.**
- **Easements and building line as shown on recorded map.**
- **Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 55, Page 454; Volume 52, Page 10; and Volume 52, Page 193.**
- **Easement to Plantation Pipeline recorded in Volume 113, Page 59; Volume 112, Page 277; Volume 112, Page 362; and Volume 112, Page 586.**
- **Easement to J. Harris Development recorded in Volume 299, Page 358.**
- **Easement to Southern Natural Gas Company recorded in Volume 91, Page 238.**
- **Easement to Colonial Pipeline recorded in Volume 223, Page 431; Volume 263, Page 211; Real 286, Page 81 and Instrument # 1995-30589.**
- **Sewer Easement appearing of record in Volume 301, Page 209.**

\$65,450.00 of the consideration was paid from the proceeds of a mortgage loan.


All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Gene W. Dean and Billie T. Dean to Countrywide Home Loans, Inc., recorded in Instrument # 20021018000509980, transferred to BAC Home Loans Servicing, L.P. and recorded in Instrument # 20090724000284780, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to Star Properties, LLC, recorded in Instrument # 20101001000323760, in said Probate Office.

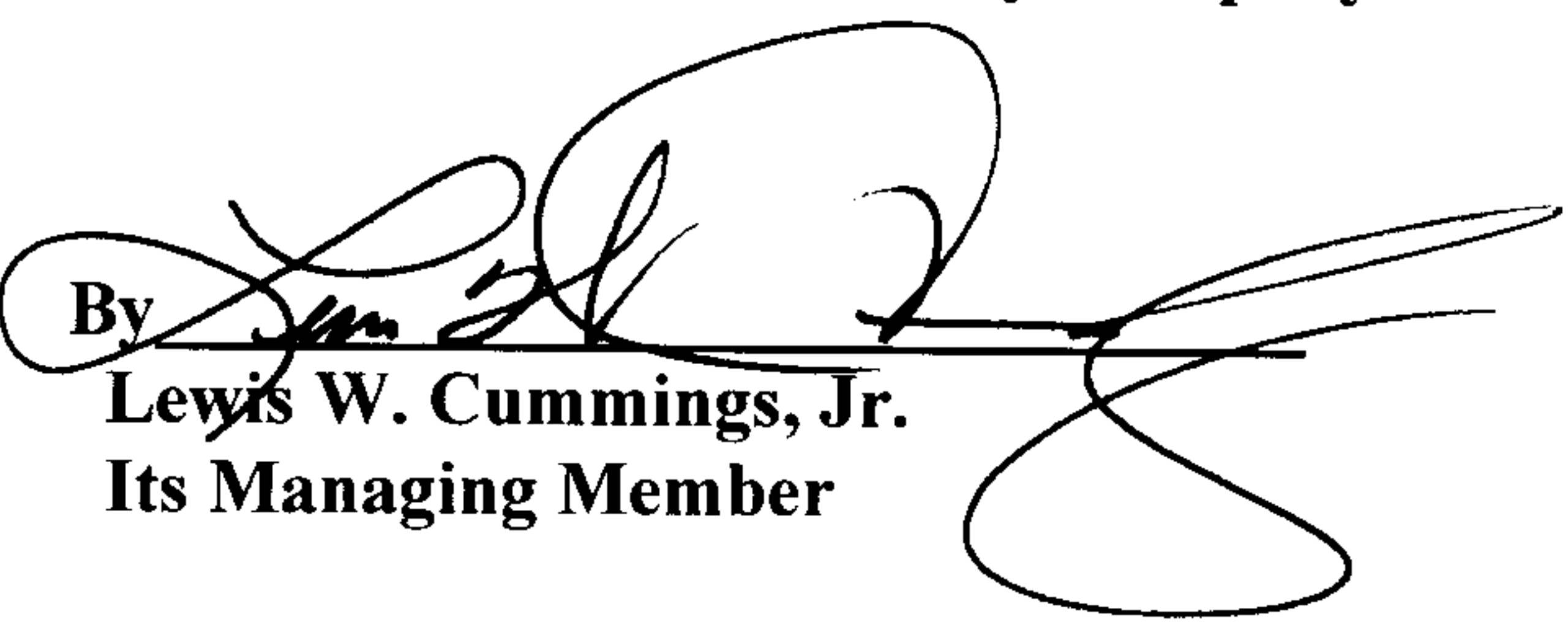
TO HAVE AND TO HOLD unto the said **Grantee** its successors and assigns forever; and said **Grantor** does for itself and its, successors, and assigns covenant with said **Grantee** its successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 **Grantors** have caused this conveyance to be executed this the _____ day of March, 2011.

Shelby County, AL 03/03/2011
State of Alabama
Deed Tax: \$12.00

Star Properties, LLC
an Alabama Limited Liability Company


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Shelby Cnty Judge of Probate, AL
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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 2 day of March, 2011.


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:
DFM Capital, LLC
509 Bayhill Road
Birmingham, AL 35244
#13-8-27-3-000-001.050