


State of Alabama)
Shelby County)


20110630000190520 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
06/30/2011 01:53:41 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Seventy-five thousand and no/100 Dollars (\$75,000.00)** 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 74, according to the Survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19, Page 160, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- **Ad Valorem Taxes due October 1, 2011 and thereafter**
- **Mineral and mining rights and rights incident as recorded in Instrument No. 199531446.**
- **Right of Way to the City of Pelham as set forth in Volume 341, page 725.**
- **Building and setback lines of 18 feet as recorded in Map Book 19, page 160.**
- **10 foot easement along the North lot line as shown on recorded plat.**
- **Easement of undetermined width along the West lot line as shown on recorded plat.**

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 2/14/11, and recorded on 2/15/11, in Instrument No. 20110215000053260.

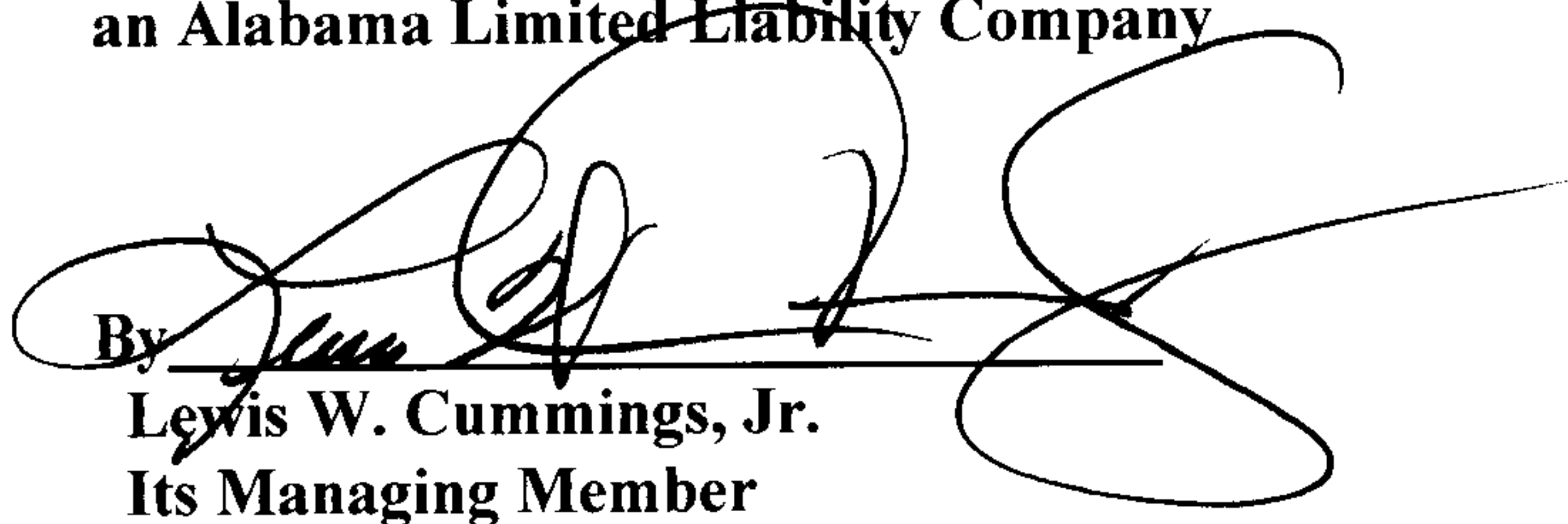
\$56,170.00 of the consideration was paid from the proceeds of a mortgage loan.

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 **Grantors** have caused this conveyance to be executed this the **27** day of June, 2011.

Shelby County, AL 06/30/2011
State of Alabama
Deed Tax: \$19.00

Star Properties, LLC
an Alabama Limited Liability Company

By 
Lewis W. Cummings, Jr.
Its Managing Member

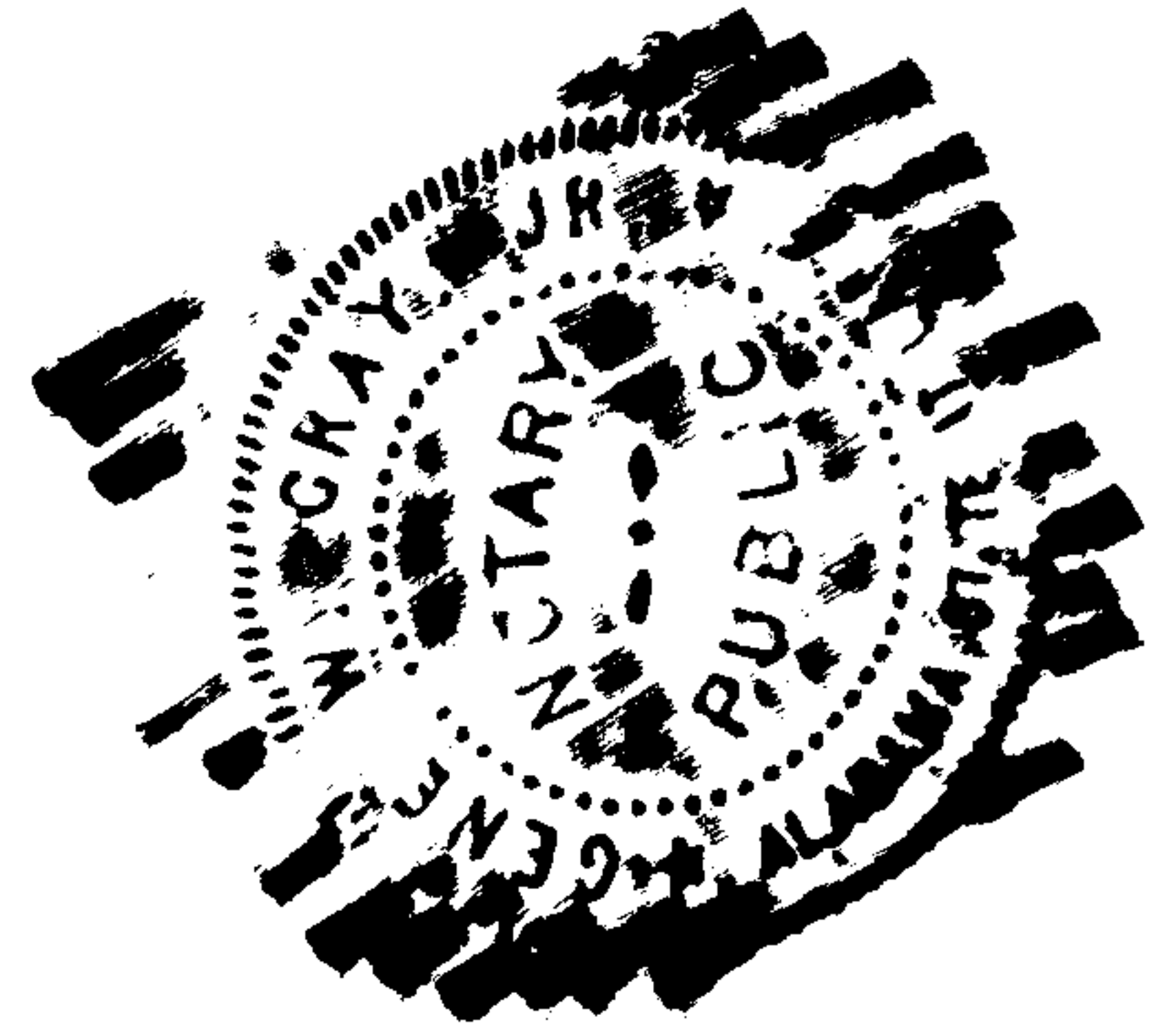
State of Alabama)
Jefferson County)

20110630000190520 2/2 \$34.00
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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 27 day of June, 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
#13-6-14-1-003-056.000