

State of Alabama)  
County of Shelby)

**Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **Sixty four thousand and no/100 Dollars (\$75,000.00)** to the undersigned **Grantor** in hand paid by the **Grantee** herein, being the consideration agreed to in the real estate sale contract executed by and between Grantor and Grantee the receipt whereof is acknowledged, **Star Properties, LLC an Alabama Limited Liability Company (Grantor)** whose address is 2201 Hidden Ridge Circle, Birmingham, AL 35243 does grant, bargain, sell and convey unto **CS Equity Partners, LLC an Alabama Limited Liability Company (Grantee)** whose address is 509 Bayhill Road, Birmingham, AL 35244 the following described real estate situated in Shelby County, Alabama to wit:

**The property conveyed by this deed is described on Exhibit "A" attached hereto, made a part hereof and incorporated herein for all purposes. The address of the property conveyed is 1919 Chandalar Court, Pelham, AL 35124**

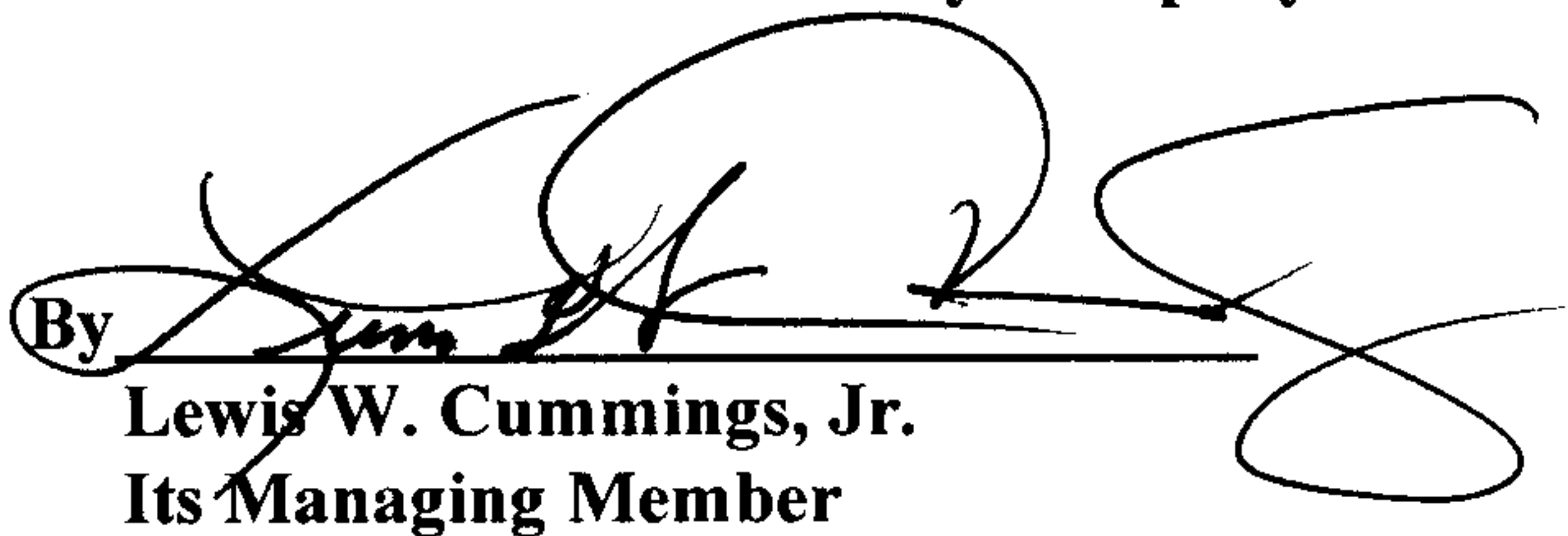
**All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to Star Properties, LLC, dated 05/30/12, and recorded on 06/27/12, in INST# 20120627000226390.**


**\$54,400.00 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 17<sup>th</sup> day of September, 2012.

**Star Properties, LLC  
an Alabama Limited Liability Company**

By   
**Lewis W. Cummings, Jr.  
Its Managing Member**

  
20120917000352100 1/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
09/17/2012 12:36:36 PM FILED/CERT

Shelby County, AL 09/17/2012  
State of Alabama  
Deed Tax: \$21.00

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 14th day of September, 2012.

  
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:  
CS Equity Partners, LLC  
509 Bayhill Road  
Birmingham, AL 35244  
#13-1-01-4-401-010.000**



## **EXHIBIT "A"**

Unit B, Building 4, Lot 3, of Chandalar South Townhomes, as recorded in Map Book 6, Page 6, and revised and recorded in Map Book 7, Page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3; thence in a Southeasterly direction along the Southwest line of Lot 3 a distance of 83.95 feet; thence 90 degrees left in a Northeasterly direction a distance of 20 feet to the point of beginning; said point being further identified as being the point of intersection of the centerline of the wood fence enclosing the fronts of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "C" and "D", thence continue in a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.00 feet to intersection of the centerline of the fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along center line of last described fence a distance of 24.07 feet to intersection of the center line of the wood fence joining the Southeast side of Unit "D"; thence right in a Southwesterly direction along the center line of said fence, wall and fence being the Southeast side of Unit "D" a distance of 68 feet to the intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northwesterly direction along the center line of last described fence a distance of 24.08 feet to a point of beginning.

Subject to:

Ad valorem taxes due October 1, 2012 and thereafter.  
Minerals and mining rights not owned by Grantor

Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance.


Restrictions as set forth in Real 323, Page 72 in the Probate Office of Shelby County, Alabama.

Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the Declaration recorded in Misc. Book 6, Page 804, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company as recorded in Deed Book 278, Page 477; Deed Book 297, Page 412 and Deed Book 301, Page 581.

Easement to South Central Bell as recorded in Deed Book 280, Page 752, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Deed Book 287, page 506 and covenants pertaining thereto recorded in Misc. Book 32, Page 488.

  
20120917000352100 2/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
09/17/2012 12:36:36 PM FILED/CERT



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name STAR PROPERTIES, LLC  
Mailing Address 2201 HIDDEN RIDGE CIRCLE  
BIRMINGHAM, AL 35243

Grantee's Name CS EQUITY PARTNERS, LLC  
Mailing Address 509 BAYHILL ROAD  
BIRMINGHAM, AL 35244

Property Address 1919 CHANDALAR COURT  
PELHAM, AL 35124

Date of Sale 09/14/12  
Total Purchase Price \$ 64,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

XXX Bill of Sale  
XXX Sales Contract  
XXX Closing Statement

       Appraisal  
       Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 09/14/12

Print STAR PROPERTIES, LLC

       Unattested

Sign       

(Verified by)  
GENE W. GRAY, JR.  
Attorney

(Grantor/Grantee/Owner/Agent) circle one  
        
LEWIS W. CUMMINGS, Jr.  
Managing Member

**Form RT-1**