

THIS INSTRUMENT WAS PREPARED BY:  
Star Properties, LLC  
2201 Hidden Ridge Circle  
Birmingham, AL 35243

PLEASE SEND TAX NOTICE TO:  
WGB, LLC  
2151 Old Rocky Ridge Road  
Birmingham, AL 35216

### QUIT CLAIM DEED

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THREE HUNDRED FIFTY-THREE THOUSAND FOUR HUNDRED-ONE** and 00/100 Dollars (\$353,401.00) to the undersigned **STAR PROPERTIES, LLC** (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR hereby remises, releases, quit claims, grants, sells, and conveys **its interest** unto **WGB, LLC** herein referred to as GRANTEE, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

**Lot 3409, According To The Survey Of Riverchase Country Club, 34<sup>th</sup> Addition, As Recorded In Map Book 15, Page 32 A, B, & C, In the Office Of The Judge Of Probate Of Shelby County, Alabama.**

SUBJECT TO:

1. Statutory right of redemption of Lou Ann Hedden, An Unmarried Person, and all other parties lawfully entitled thereto pursuant to Title 6-5-230, Code of Alabama, 1975 and the amendments thereto which right of redemption arises from foreclosure of the mortgage from Lou Ann Hedden, An Unmarried Person, to Compass Bank which is recorded in Instrument Number 20120501000149900, in the Office of the Judge of Probate of Shelby County, Alabama, and said foreclosure being held February 14, 2013, as evidenced by foreclosure deed dated February 15, 2013 and recorded in Book: 20130215 0000 07050 in the Shelby County, Alabama Courthouse which rights expire on February 14, 2014.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, devisees, assigns, or its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by **Lewis W. Cummings, Jr., its Member** who is authorized to execute this conveyance, has hereto set its signature and seal this 15<sup>th</sup> day of February, 2013.

GRANTOR, **STAR PROPERTIES, LLC**

BY: 

Lewis W. Cummings, Jr.  
Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said country, in said state, hereby certify that **Lewis W. Cummings, Jr.** whose name as **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 the conveyance he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 15<sup>th</sup> day of February, 2013.



NOTARY PUBLIC

My Commission Expires: 05/13/13

Shelby County, AL 02/15/2013  
State of Alabama  
Deed Tax: \$353.50



20130215000067060 1/2 \$368.50  
Shelby Cnty Judge of Probate, AL  
02/15/2013 03:13:33 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 CR  
B'Ham, AL 35243

Grantee's Name WGB, LLC  
Mailing Address 2151 OLD ROCKY RIDGE RD  
B'Ham, AL 35216

Property Address 1090 COUNTRY CLUB CR  
HOUSTON, AL 35244

Date of Sale 2/15/13  
Total Purchase Price \$ 353,401

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)

☐ Bill of Sale  
☒ Sales Contract  
☐ 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 2/15/13

Print Ken Burks

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20130215000067060 2/2 \$368.50  
Shelby Cnty Judge of Probate, AL  
02/15/2013 03:13:33PM FILED/CERT

Form RT-1