

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
HABRAN Enterprises, LLC
229 Cahaba Falls Lane
Helena, AL 35080

CORPORATION FORM WARRANTY DEED



20131114000447910 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/14/2013 11:41:58 AM FILED/CERT

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Five Thousand and no/100 Dollars (\$175,000.00) to the undersigned Grantor, Five Star Properties, LLC, an Alabama Limited Liability Company, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto HABRAN Enterprises, LLC (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 5A, according to a Resurvey of Lots 3, 4 and 5 of Cambrian Valley Office Park, as recorded in Map Book 26, Page 125, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year.
2. Easements, conditions, restrictions and reservations of record.

\$178,449.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) successors and assigns, covenant with said grantee, it's successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the said grantee, it's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Five Star Properties, LLC, an Alabama Limited Liability Company by Ted S. Odom its Managing Member who is authorized to execute this conveyance, has hereto set his signature and seals this the 7th day of November, 2013.

Five Star Properties, LLC,
an Alabama Limited Liability Company

By: 

Ted S. Odom

Its: Managing Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Ted S. Odom, whose name as Managing Member, of Five Star Properties, LLC an Alabama Limited Liability Company, 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 member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

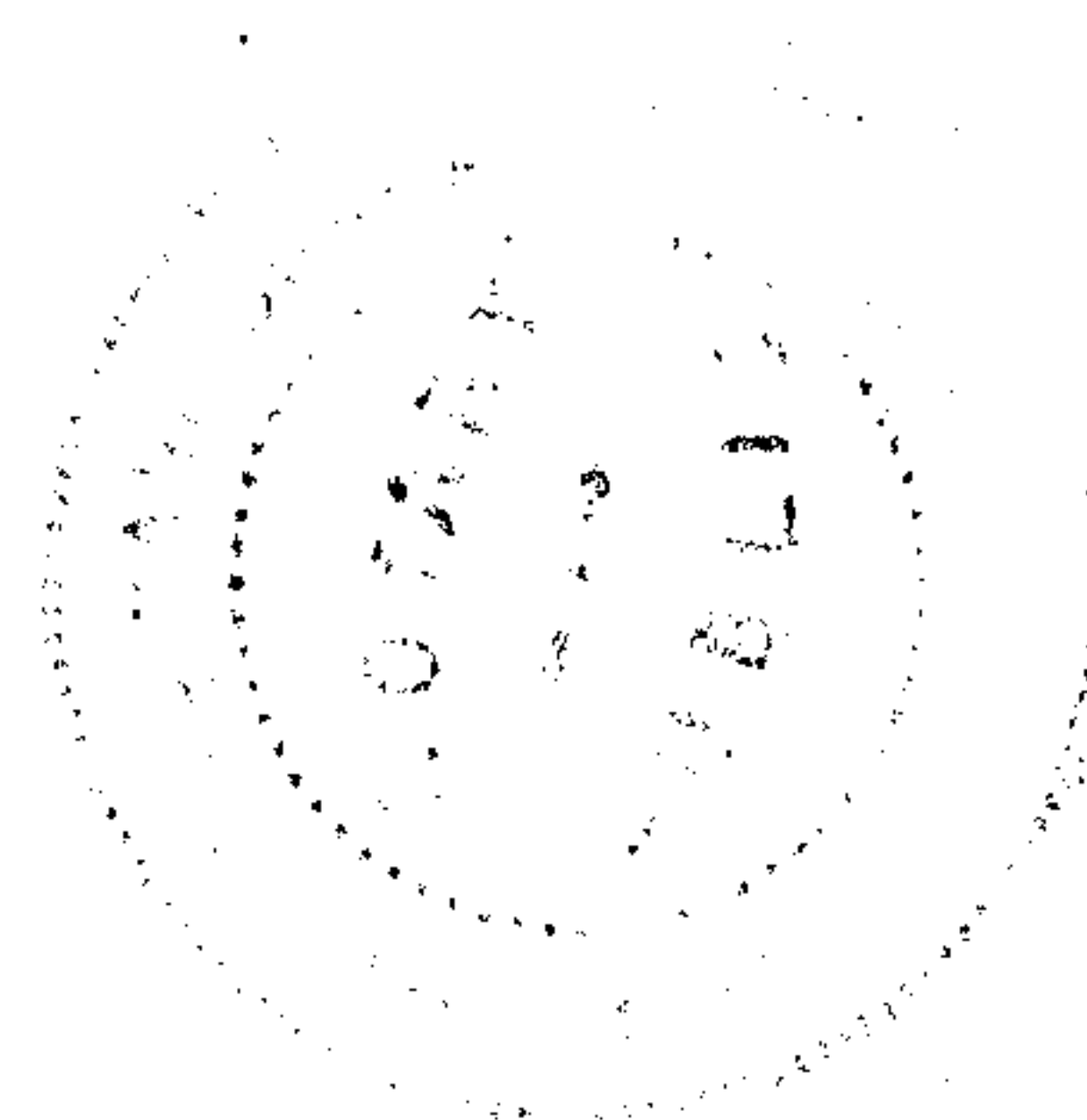
GIVEN under my hand and official seal on this 7th day of November, 2013.



Notary Public

Mark E. Gualano

My Commission Expires: 7/28/2013



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Five Star Properties, LLC Grantee's Name HABRAN Enterprises, LLC
 Mailing Address _____ Mailing Address 229 Cahaba Falls Lane
 _____ Helena, AL 35080

Property Address 270 Yeager Parkway Date of Sale November 7, 2013
Pelham, AL 35124 Total Purchase Price \$ 175,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



20131114000447910 2/2 \$18.00
 Shelby Cnty Judge of Probate, AL
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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 11/6/13

☐ Unattested

(verified by)

Print Five Star Properties, LLC HABRAN Enterprises, LLC
 Sign _____
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1