

State of Alabama)
Shelby County)

20140506000135760 1/1 \$25.00
Shelby Cnty Judge of Probate, AL
05/06/2014 01:00:51 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Seventy Three Thousand and no/100 Dollars (\$73,000.00) being the contract sales price, 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**) whose address is 2201 Hidden Ridge Circle, Birmingham, AL 35243 does grant, bargain, sell and convey unto ASC CAPITAL, 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:

Lot 50, according to the Final Plat of Shiloh Creek Sector One, Plat One as recorded in Map Book 38, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama, address: 128 Cattail Lane, Calera, AL 35040

Subject to:

Ad valorem taxes due October 1, 2014.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 175

Building and setback line and easements as shown on Map Book 38, Page 54.

Subject to covenants, conditions and restrictions recorded in Instrument No. 20070828000405280 and amended in Instrument No. 20070831000413630; Instrument No. 20070831000413640 and Instrument No. 20070907000422020.

Easement to Alabama Power Company as recorded in Instrument No. 20060414000173990 and Instrument No. 20061212000601010.

Easement to BellSouth as recorded in Instrument No. 20070817000388910.

Right of way granted to Alabama Power Company as set forth in Deed Book 98, Page 77; Deed Book 121, Page 359 and Deed Book 136, Page 292.

Easement to South Central Bell Telephone Company as recorded in Real 58, Page 274.

Grant of land easement and restrictive covenants recorded in Instrument No. 20060414000173990 and Instrument No. 20061212000601010.

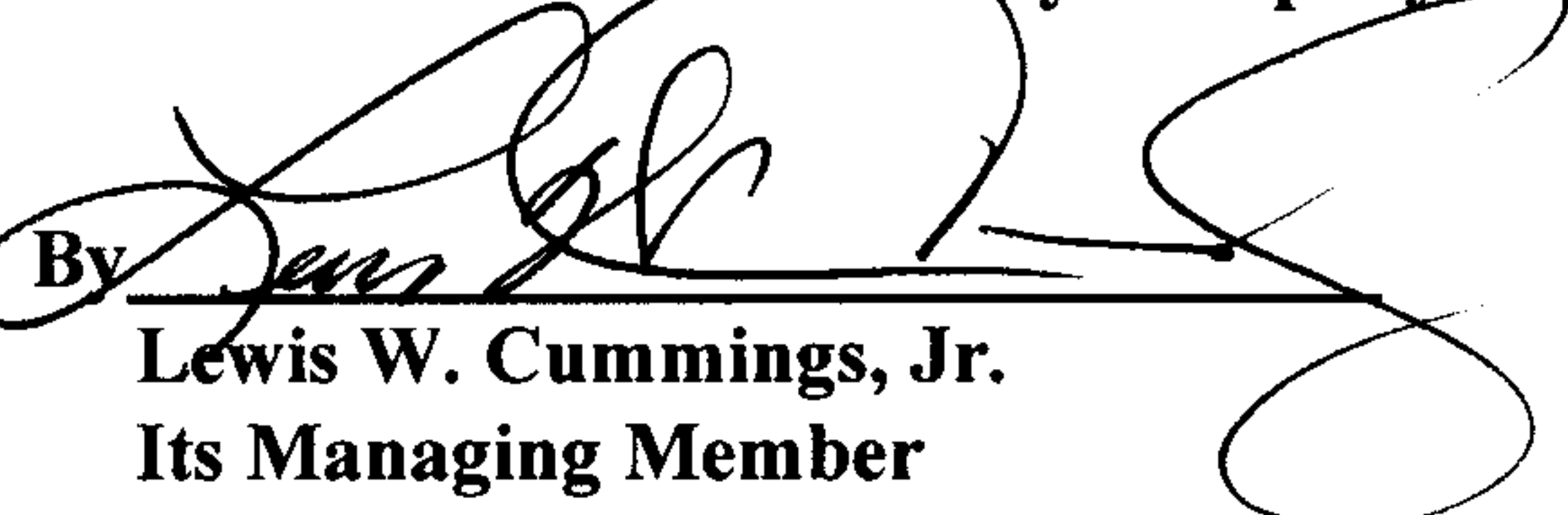
All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by Mortgage Foreclosure Deed to Star Properties, LLC, dated 04/08/14 and recorded on 04/14/14, in Inst. No. 20140414000108670

\$62,050.00 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 **Grantor** has caused this conveyance to be executed this the 1st day of May, 2014.

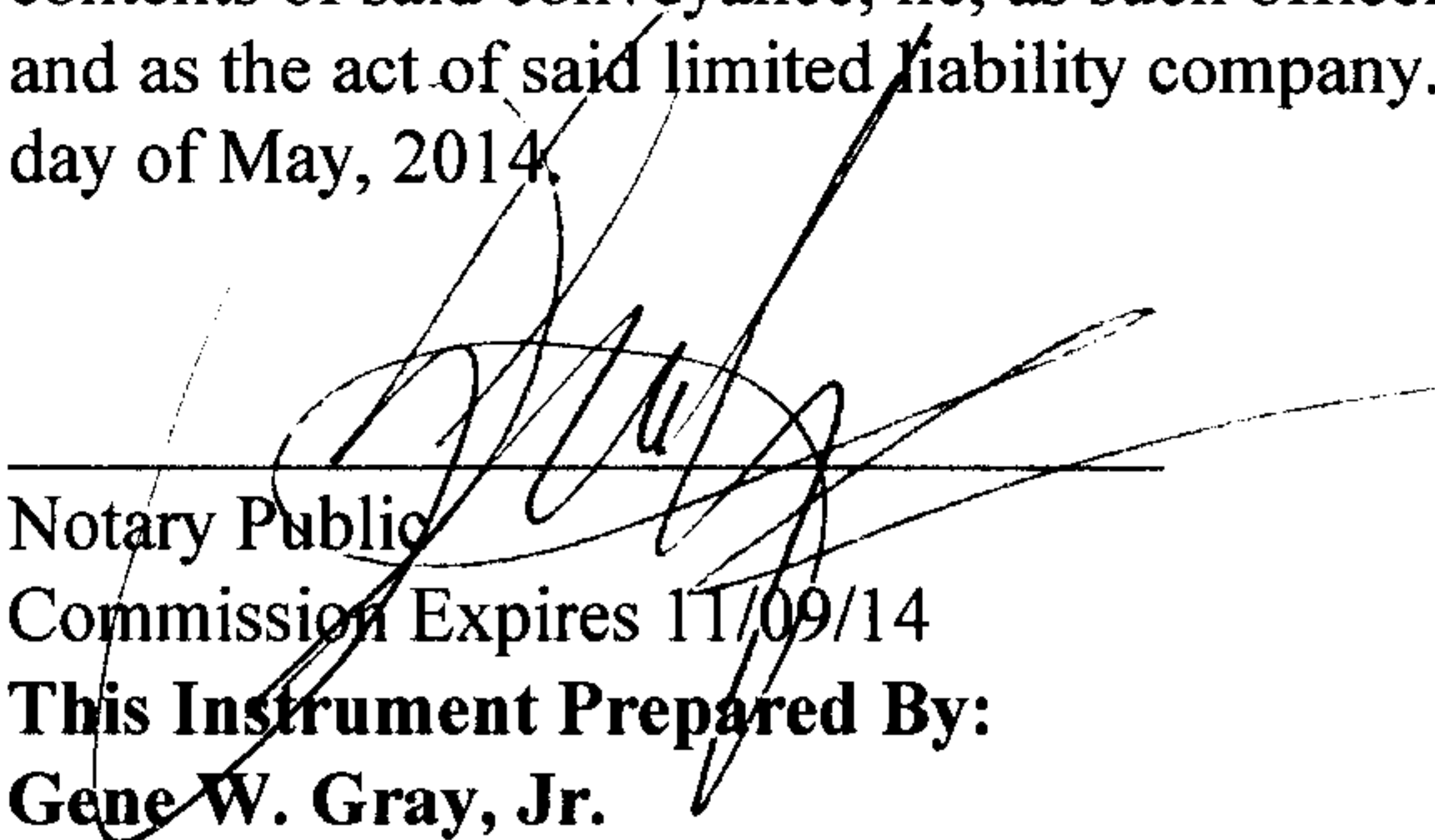
Star Properties, LLC
an Alabama Limited Liability Company

By 
Lewis W. Cummings, Jr.
Its Managing Member

Shelby County, AL 05/06/2014
State of Alabama
Deed Tax: \$11.00

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 1st day of May, 2014.


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:
ASC CAPITAL, LLC
509 Bayhill Road
Birmingham, AL 35244
#35-1+11-0-005-049.000