

State of Alabama)  
Shelby County)

**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 90 and the Northerly 0.2 feet of Lot 91, according to the Survey of Cahaba Manor Townhomes, as recorded in Map Book 6, Pages 105, in the Probate Office of Shelby County, Alabama.** address: 704 Cahaba Manor Trail, Pelham, AL 35124

**Subject to:**

Ad valorem taxes due October 1, 2015.

Title to minerals and mining rights not owned by Grantor.


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 Cs Equity Partners, LLC, dated 02/21/14 and recorded on 02/21/14, in Inst. No. 20140221000047830

*\$55,250.00.00 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 3<sup>RD</sup> day of November, 2014.

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

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

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 3<sup>rd</sup> day of November, 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**

**#13-1-12-2-003-038.000**

  
20141110000354180 1/1 \$32.00  
Shelby Cnty Judge of Probate, AL  
11/10/2014 01:07:50 PM FILED/CERT

Shelby County, AL 11/10/2014  
State of Alabama  
Deed Tax: \$18.00