

State of Alabama)
Shelby County)

20141204000382290 1/1 \$33.00
Shelby Cnty Judge of Probate, AL
12/04/2014 04:09:50 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Seventy Five Thousand and no/100 Dollars (\$75,000.00) 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 204, according to the Amended Survey of Amended Map of Final Plat of Camden Cove, Sector 6, as recorded in Map Book 30, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama. aka 141 Mayfair Lane, Calera, AL 35040

Subject to:

Ad valorem taxes due October 1, 2015.

Minerals and mining rights not owned by Grantor

Building and setback line, easements and restrictions as shown on record map.

Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument No. 1999-10604 in Probate Office; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.

Easement to Alabama Power Company as recorded in Deed Book 48, Page 589.

Subject to covenants, conditions and restrictions as set forth in Instrument No. 2002-39462

Permit to Alabama Power Company as recorded in Deed Book 247, Page 839.

Restrictive covenants and grant of land easement in favor of Alabama Power Company as recorded in Instrument No. 1999-22218.

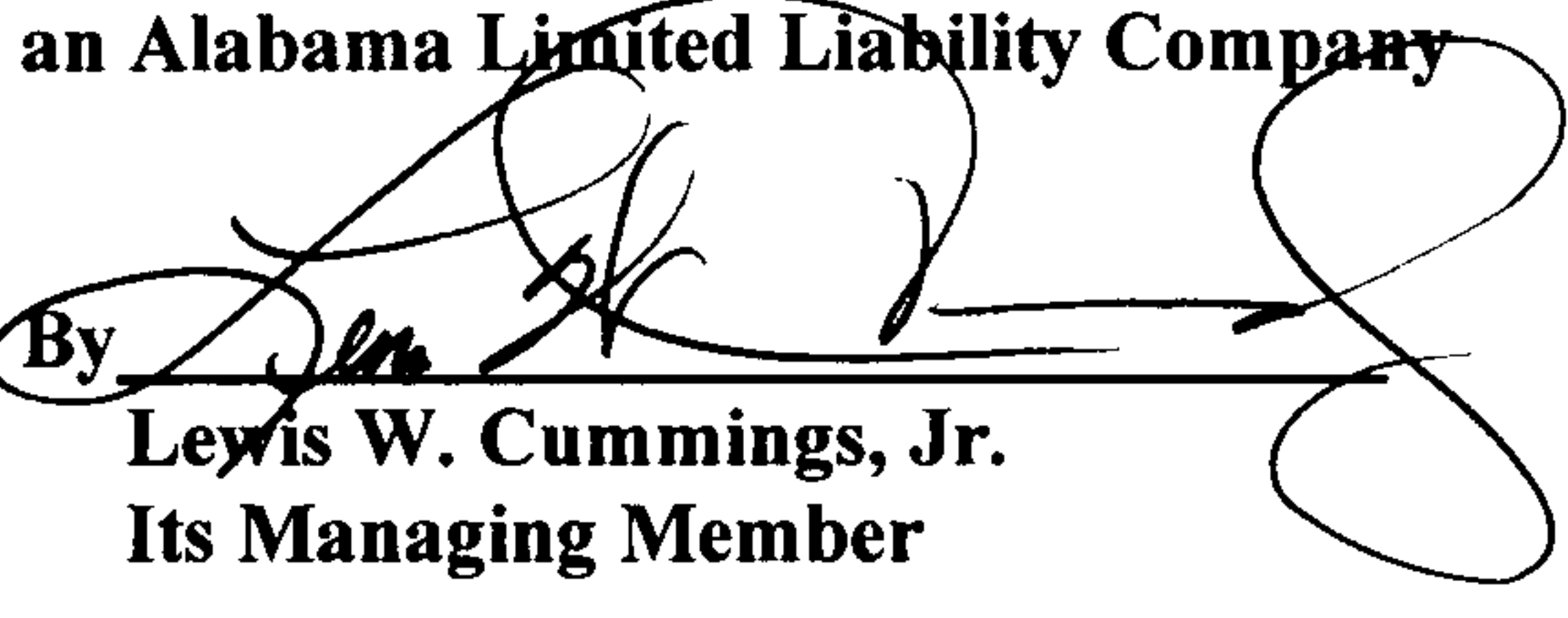
All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to Star Properties, LLC, dated 10/2/2014, and recorded on 10/6/2014, in Instrument No. 20141006000311940.

\$56,250.00 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 3rd day of December, 2014.

Star Properties, LLC
an Alabama Limited Liability Company

By 
Lewis W. Cummings, Jr.
Its Managing Member

Shelby County, AL 12/04/2014
State of Alabama
Deed Tax: \$19.00

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 3rd day of December, 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
File 214285

Send Tax Notice To:
ASC CAPITAL, LLC
509 Bayhill Road
Birmingham, AL 35244
#28-5-16-2-006-012.000