

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Star Partners, LLC
450 Old Peachtree Road NW
Unit 105
Suwanee, GA 30024

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Ninety-Nine Thousand And No/100 Dollars (\$399,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Sal Modi and wife, Panna Modi, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Star Partners, LLC, an Alabama Limited Liability Company (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to the matters in Exhibit "B" attached hereto and made a part hereof.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 3, 2015.

Sal Modi

Panna Modi

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sal Modi and Panna Modi, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 3rd day of April, 2015.

Notary Public

My commission expires:

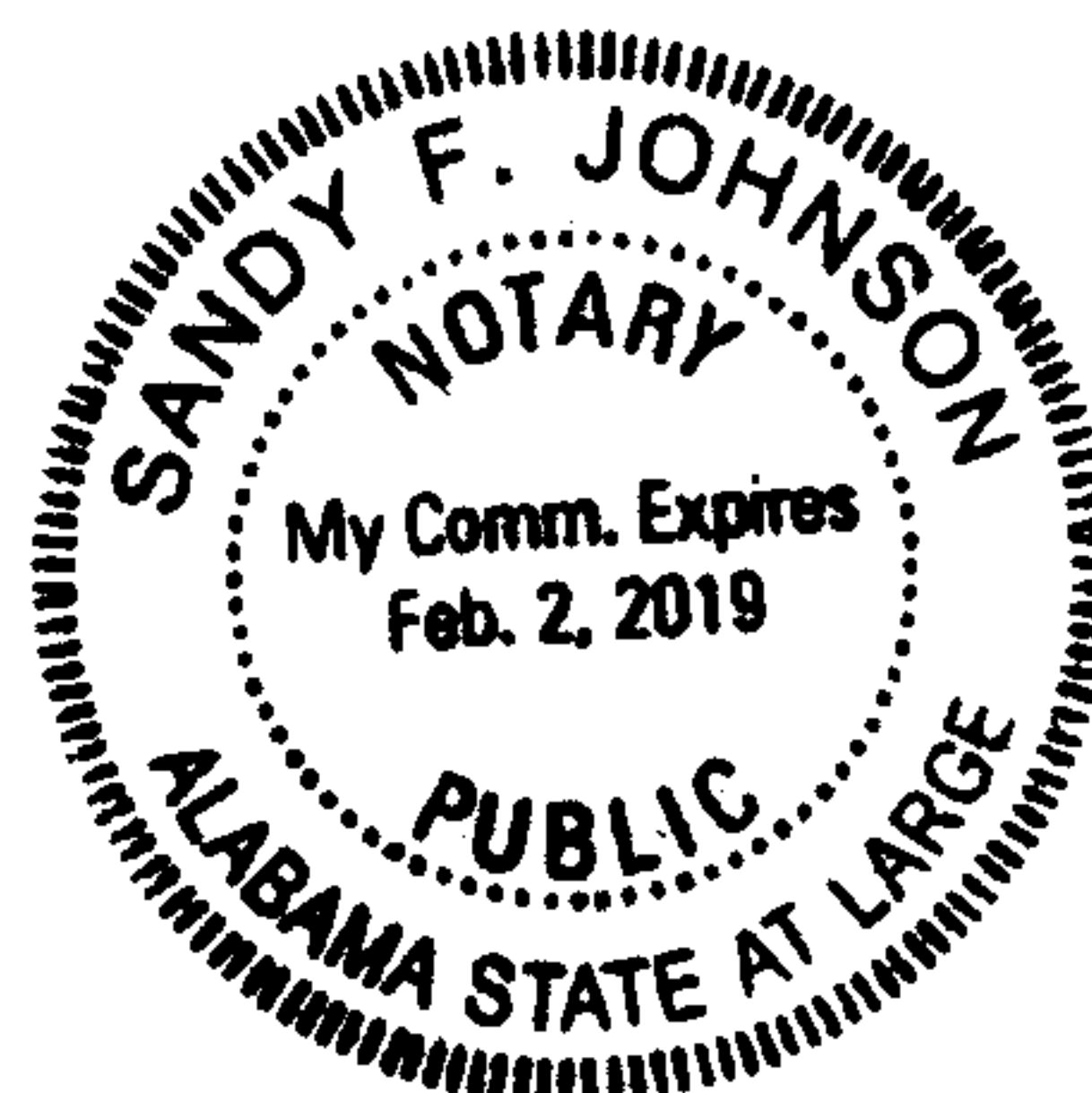


EXHIBIT "A"

20150406000107580 04/06/2015 11:03:17 AM DEEDS 2/4

PARCEL 1:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 1, and go South 01° 57' 24" West along the West boundary of said 1/4 - 1/4 Section for 444.09 feet to the point of beginning and the Southerly boundary of U.S Highway No. 31; thence continue South 01° 57' 24" West along the West boundary of said 1/4 - 1/4 Section for 185.91 feet; thence South 86° 40' 22" East for 150.00 feet; thence North 01° 57' 24" East for 64.60 feet to a point on a spiral curve on the Southerly boundary of U.S. Highway No. 31; thence North 43° 45' 52" West on a spiral curve of the Southerly boundary of U.S. Highway No. 31 for 205.83 feet to an existing concrete monument; thence South 04° 58' 44" West for 20.43 feet to an existing concrete monument; thence North 41° 12' 29" West for 2.21 feet to the point of beginning. Being situated in Shelby County Alabama.

Said parcel also known as Tax Parcel #23-1-01-3-002-001.000

Said parcel also described as follows:

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 01°57'24" W along the West line of said 1/4-1/4 a distance of 444.09 feet to the southwesterly right of way line of U.S. Highway 31 and the Point of Beginning; thence continue S 01°57'24" W along said West line a distance of 185.91 feet; thence S 86°40'22" E a distance of 150.00 feet; thence N 01°57'24" E a distance of 52.08 feet to the southwesterly right of way line of U.S. Highway 31 said point lying on a spiral curve to the right; thence northwesterly along said right of way and spiral curve a chord bearing of N 41°22'24" W, a chord distance of 214.76 feet; thence S 04°58'44" W along said right of way a distance of 20.43 feet to a point of a non tangent spiral curve to the right; thence northwesterly along said right of way and spiral curve a chord bearing of N 41°12'29" W, a chord distance of 2.21 feet to the Point of Beginning.

ALSO

PARCEL 2:

Commence at the NE Corner of the NE 1/4 of the SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 01° 57' 24" W along the East line of said 1/4 - 1/4 a distance of 444.09 feet to the southwesterly right-of-way line of U.S. Highway 31 and the Point of Beginning; said point being the point of a non tangent spiral curve to the right; thence northwesterly along said right-of-way and spiral curve a chord bearing of N 41° 02' 27" W a chord distance of 26.62 feet to the point of a curve to the right having a radius of 2407.01 feet, a central angle of 3°05' 39" a subtended by a chord which bears N 37°23' 15" W, a chord distance of 129.97 feet; thence northwesterly along said curve and right of way an arc distance of 129.98 feet; thence S 44° 51' 45" W, a distance of 122.76 feet to the easterly right-of-way line of Shelby County Highway 263 (Old U.S. Hwy 31); thence S 06°59'37" W along said right of way a distance of 457.90 feet; thence N 85° 10' 49" E a distance of 225.90 feet to the East line of said 1/4 - 1/4 section; thence N 01° 57' 24" E and along said 1/4 - 1/4 line a distance of 399.40 feet to the Point of Beginning.

Said parcel also known as Tax Parcel #23-1-02-4-001-032.000

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All taxes for the year 2015 and subsequent years which are not yet due and payable.
2. Right-of-way to Alabama Power Company recorded in Book 169, Page 344 in the Probate Office of Shelby County, Alabama.
3. Transmission Line Permit to Alabama Power Company recorded in Deed Book 207, Page 673 in the Probate Office of Shelby County, Alabama.
4. Right-of-way granted to Shelby County, Alabama, by instrument recorded in Deed Book 74, Page 32, and in Deed Book 102, Page 452 in the Probate Office of Shelby County, Alabama.
5. Easement to American Telephone & Telegraph as shown by instrument recorded in Deed Book 167, Page 70 in the Probate Office of Shelby County, Alabama.
6. Right-of-way for 4-lane Birmingham-Montgomery Highway which is recorded in Final Records Book 16, Page 65 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20150406000107580 04/06/2015 11:03:17 AM DEEDS 4/4

Grantor's Name Sal Modi and Panna Modi
Mailing Address Acreage
Alabaster, AL 35007

Grantee's Name Star Partners, LLC, an Alabama
limited liability company
Mailing Address 450 Old Peachtree Rd NW Unit 105
Suwanee, GA 30024

Property Address Acreage
Alabaster, AL 35007

Date of Sale April 3, 2015
Total Purchase Price \$399,000.00
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 - Sal Modi and Panna Modi, Acreage, Alabaster, AL 35007.

Grantee's name and mailing address - Star Partners, LLC, an Alabama limited liability company, , .

Property address - Acreage, Alabaster, AL 35007

Date of Sale - April 3, 2015.

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.

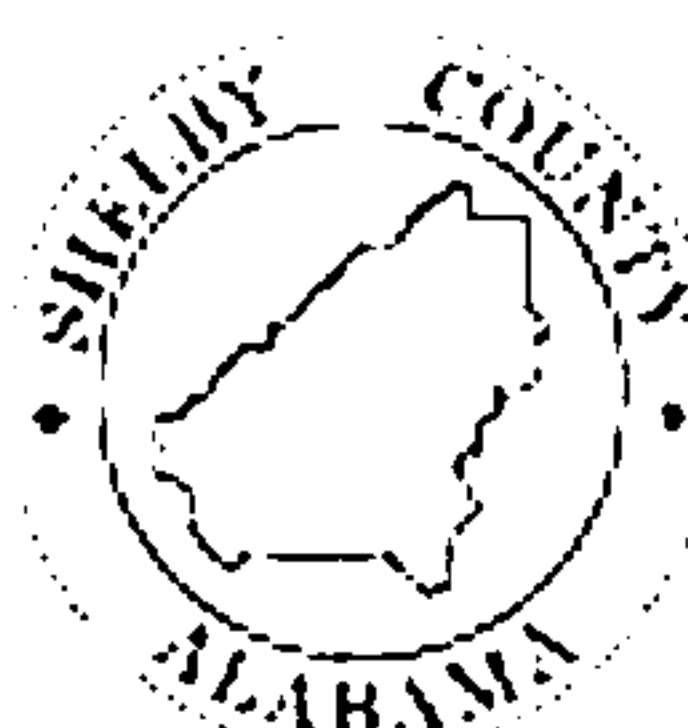
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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 with 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: April 3, 2015

Sign [Signature]
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/06/2015 11:03:17 AM
\$422.00 CHERRY
20150406000107580

[Signature]