

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

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

**GENERAL WARRANTY DEED**

20150406000107630  
04/06/2015 11:19:59 AM  
DEEDS 1/4

STATE OF ALABAMA )  
SHELBY 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 in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Plaza Pines, LLC, an Alabama limited liability company, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Star Partners, LLC (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.

Plaza Pines, LLC

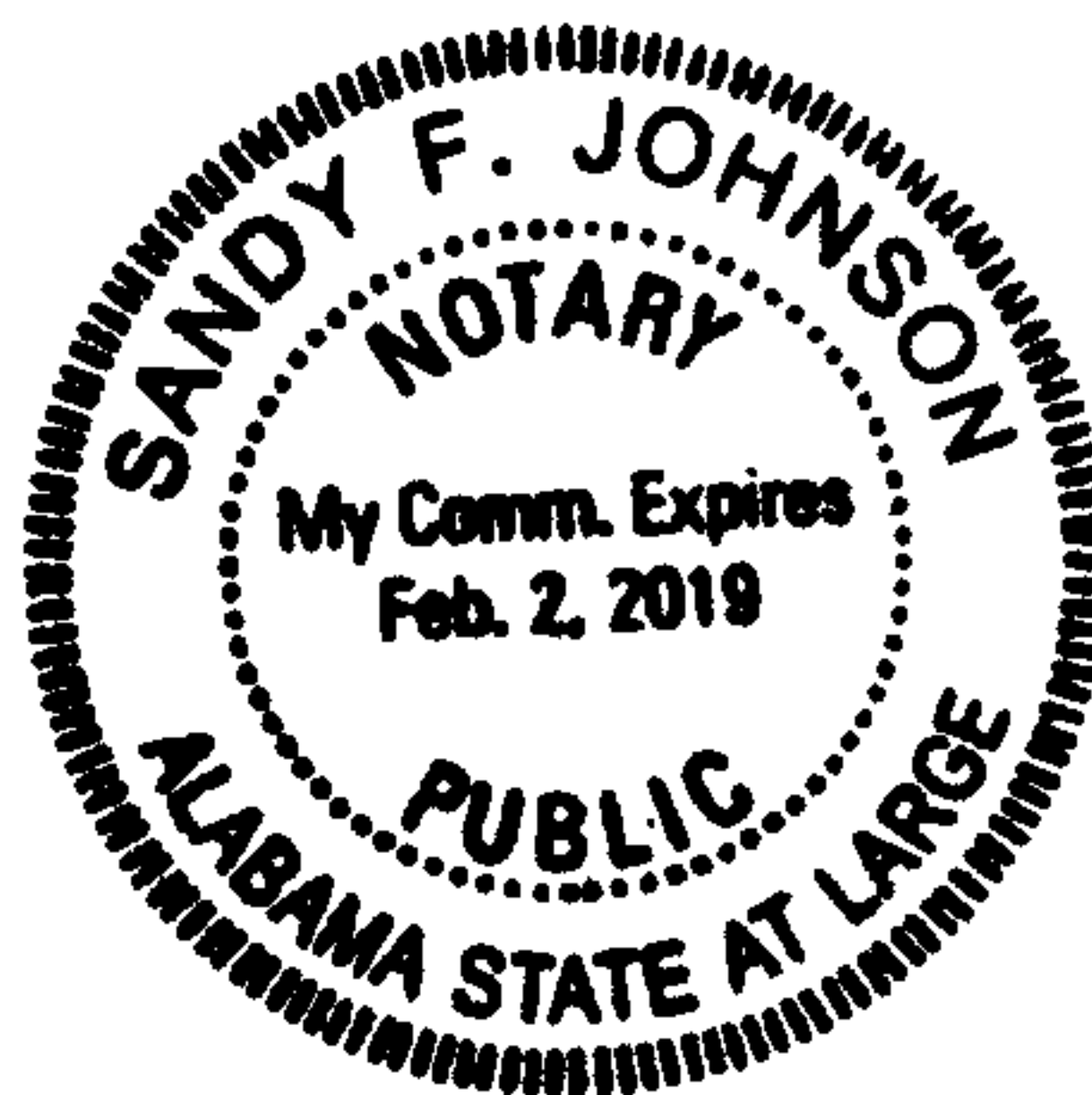
BY: Charles E. Seales  
Charles E. Seales, Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Seales, whose name is signed to the foregoing conveyance as Member of Plaza Pines, LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Plaza Pines, LLC.

Given under my hand and official seal on this 3<sup>rd</sup> day of April, 2015.

Sandy F. Johnson  
Notary Public  
My commission expires:



**EXHIBIT "A"**

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A parcel of land lying in the NE 1/4, SE 1/4 Section 2, Township 21 South, Range 3 West, and more particularly described as follows:

A parcel of land lying in the NE 1/4, SE 1/4 Section 2, Township 21 South, Range 3 West run South 36°15' West for 300.8 feet to a R.R. spike driven in the asphalt paving at the intersection of the East right of way of old U.S. Highway #31 with the Southwest right of way of New U.S. Highway #31, the point of beginning; thence run South 38°30' East along said R/W of said New U.S. #31 a distance of 143.0 feet to a spike at the center line of a former chert road; thence run South 40°48' West along the meanders of said former chert road a chord distance of 136.2 feet to an iron in the R/W of said Old U.S. #31; thence run Northerly along said R/W, along a curve to the left a chord distance of 215 feet to the point of beginning.

Said parcel of land lies in the said NE 1/4, SE 1/4, Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.

Said parcel also known as Tax Parcel # 23-1-02-4-001-001.000.

Said parcel also described as follows:

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, 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" E, 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 to the Point of Beginning; 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) said point being on a non tangent curve to the left having a radius of 3584.83 feet, a central angle of 2°45'57" a subtended by a chord which bears N 02°48'20" E, a chord distance of 173.04 feet; thence northeasterly along said curve and right of way an arc distance of 173.06 to the point of a reverse curve to the right having a radius of 152.74 feet, a central angle of 16°12'30" and subtended by a chord which bears N 09°31'36" E, a chord distance of 43.06 feet; thence northeasterly along said curve and right of way an arc distance of 43.21 feet to the southwesterly right of way of U.S. Highway 31, said point being on a non tangent curve to the left having a radius of 2393.88 feet, a central angle of 3°26'07" and subtended by a chord which bears S 34°04'17" E, a chord distance of 143.50 feet; thence southeasterly along said right of way and said curve an arc distance of 143.52; thence S 44°51'45" W a distance of 13.33 feet to the Point of Beginning.

**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 Shelby County, Alabama, recorded in Deed Book 74, page 32, and in Deed Book 102, page 452, 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.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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Grantor's Name Plaza Pines, LLC, an Alabama limited liability company

Grantee's Name Star Partners, LLC

Mailing Address 585 Massey Road Alabaster, AL 35007

Mailing Address 450 Old Peachtree Rd NW, Unit 105 Suwanee, GA 30024

Property Address Parcel ID: 23-1-02-4-001-001.000 AL

Date of Sale April 3, 2015

Total Purchase Price \$175,000.00

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

\_\_\_ Appraisal

\_\_\_ Sales Contract

\_\_\_ Other:

X 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 - Plaza Pines, LLC, an Alabama limited liability company, 585 Massey Road, Alabaster, AL 35007.

Grantee's name and mailing address - Star Partners, LLC, 450 Old Peachtree Rd NW, Unit 105, Suwanee, GA 30024.

Property address - Parcel ID: 23-1-02-4-001-001.000, AL

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 [Handwritten Signature]  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/06/2015 11:19:59 AM  
\$198.00 CHERRY  
20150406000107630

[Handwritten Signature]