

State of Alabama)
County of Shelby)

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 3545 Lorna Ridge Drive, Hoover, AL 35216 the following described real estate situated in Shelby County, Alabama to wit:

Lot 43, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama. aka 112 Canyon Place, Pelham, AL 35124

Subject to:

Ad valorem taxes due October 1, 2015.

Minerals and mining rights not owned by Grantor.

Easements and building line shown on record map.

Right of way granted to Shelby County in Book 102, Page 515 and Book 102, Page 17.

Subject to covenants, conditions and restrictions as set forth in INST# 1994-35220.

Easement to Alabama Power Company as recorded in INST# 1995-12825.

Transmission line permit to Alabama Power Company in Book 102, Page 397 and Book 127, Page 597.

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 09/18/14 and recorded on 09/22/14, in INST# 20140922000296940.

\$63,500.00 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 19th day of May, 2015.

Star Properties, LLC
an Alabama Limited Liability Company

By [Signature]
Lewis W. Cummings, Jr.
Its Managing Member

20150527000174390 1/1 \$25.50
Shelby Cnty Judge of Probate, AL
05/27/2015 12:22:51 PM FILED/CERT

Shelby County, AL 05/27/2015
State of Alabama
Deed Tax: \$11.50

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 19th day of May, 2015.

[Signature]
Notary Public
Commission Expires 11/09/18
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
3545 Lorna Ridge Drive
Hoover, AL 35216
#13-6-13-2-004-043.000



, in the Office of the Judge of Probate of Shelby County, Alabama