

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Sixty Five Thousand and no/100 Dollars (\$65,000.00) 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 288-A, according to the Survey of Waterford Village, Sector 5, Phase 3, as recorded in Map Book 37, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama. aka 2158 Village Lane, Calera, AL 35040

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.

Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2005-59712 and Instrument 1995-1640.

Articles of Waterford Homeowner's Association as recorded in Instrument No. 2001-12817 and Waterford, LLC as recorded in Instrument 1999-49065.

Declaration of restrictions, covenants and easements as recorded in Instrument 2000-40215 and amended in Instrument 2001-12819.

Right of way granted to Alabama Power Company as set forth in Instrument 2004-35497; Instrument 2005-56363 and Instrument 2005-56420

Right of way granted to Gulf States Paper Corporation as set forth in Instrument 2006-14603.

Ordinance with City of Calera recorded in Instrument 2000-0006.

Right of way to Shelby County as recorded in Deed Book 240, Page 36.

Grant to the State of Alabama for railroad as recorded in Real 278, Page 5.

Release of damages as recorded in Instrument 1995-1640 and Real 345, Page 744.

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 10/23/14 and recorded on 10/27/14, in INST# 20141027000338740.

\$53,550.00 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 19th day of May, 2015.

Star Properties, LLC
an Alabama Limited Liability Company

By


Lewis W. Cummings, Jr.
Its Managing Member


20150527000174450 1/1 \$25.50
Shelby Cnty Judge of Probate, AL
05/27/2015 12:41:37 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.


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
#13-8-28-1-001-01-024.039

