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STATE OF ALABAMA
SHELBY COUNTY

Return to and Mail tax statements to:
ASC Capital II, LLC
3545 Lorna Ridge Drive
Hoover, AL 35216

File #: OSLAW-34190

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of DEW
DOLLARS and 0/100 (\$ 10.00) Dollars and other good and
valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt
whereof is acknowledged, ASC CAPITAL, LLC, an Alabama limited liability company, whose post
office address is 509 Bayhill Road, Birmingham, AL 35244, (herein referred to as Grantor), does hereby
grant, bargain, sell and convey ASC CAPITAL II, LLC, a Delaware limited liability company, whose
address is 3545 Lorna Ridge Drive, Hoover, AL 35216, (herein referred to as Grantee) the following lot
or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Seller to convey the title by special warranty deed without any other covenants of the title or the
equivalent for the state the property is located. Seller makes no representations or warranties, of any kind
or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition
of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the
said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said
premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a
good right to sell, that the executors and administrators shall specially warrant and defend same to said
Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 9 day of December, 2015.

Rima Patel
Witness

Rima Patel
Printed Name

Brooke Clayton
Witness

Brooke Clayton
Printed Name

STATE OF Alabama }

COUNTY OF Jefferson }

ASC CAPITAL, LLC
an Alabama limited liability company

By: Crown Acquisition, LLC

An Alabama limited liability company

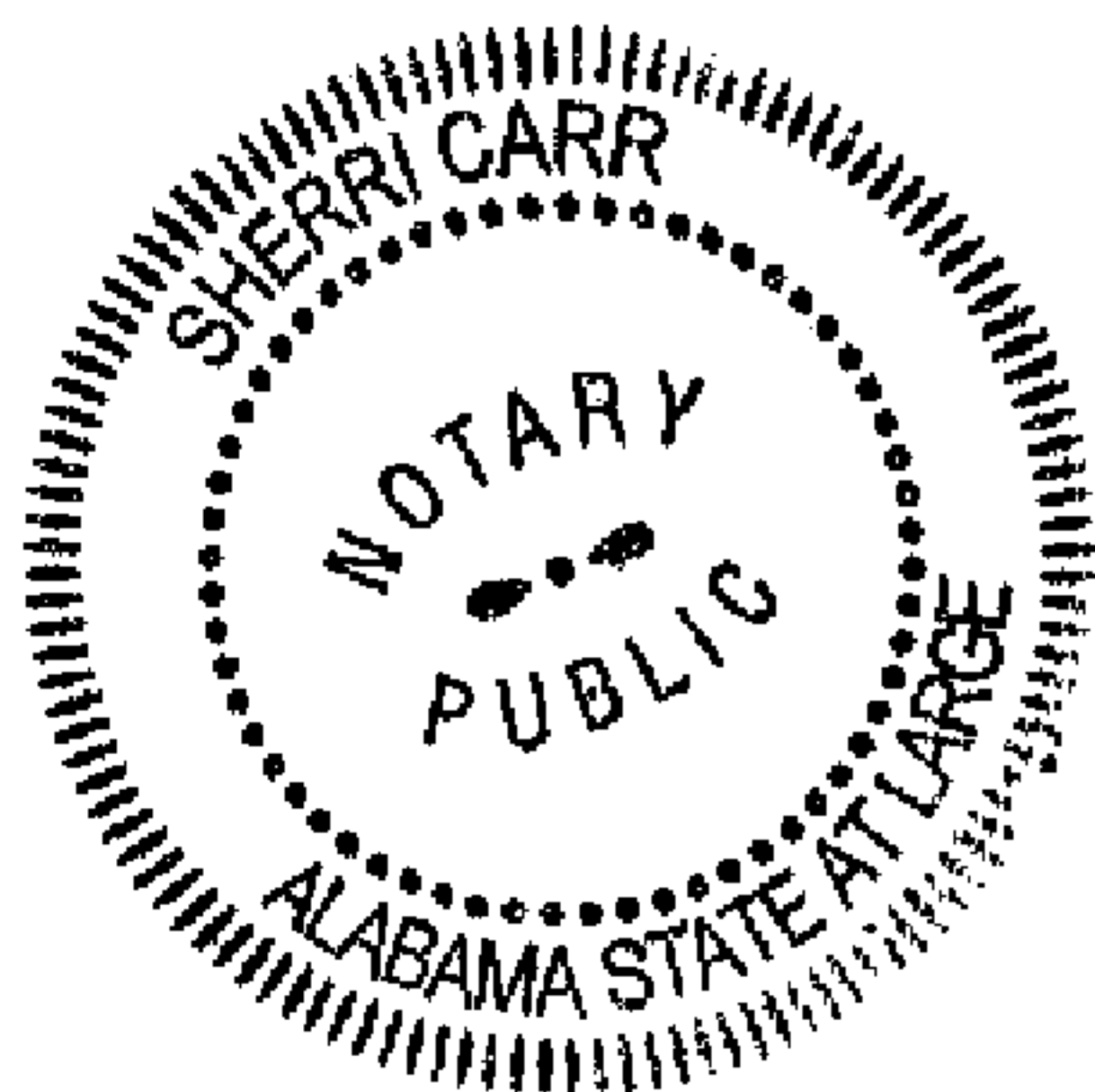
Its Member

By:

[Signature]
LEWIS W. CUMMINGS, III
Sole Managing Member

I, Sherri Carr, hereby certify that LEWIS W. CUMMINGS, III, as Sole Managing Member for CROWN ACQUISITION, LLC, an Alabama limited liability company, in its capacity as Member For; ASC CAPITAL, LLC, an Alabama limited liability company, whose name 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 the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of December, 2015



Sherri Carr

Notary Public

My commission expires: 5/13/17

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 9 day of December, 2015.

Rima Patel

Witness

Rima Patel

Printed Name

Brooke Clayton

Witness

Brooke Clayton

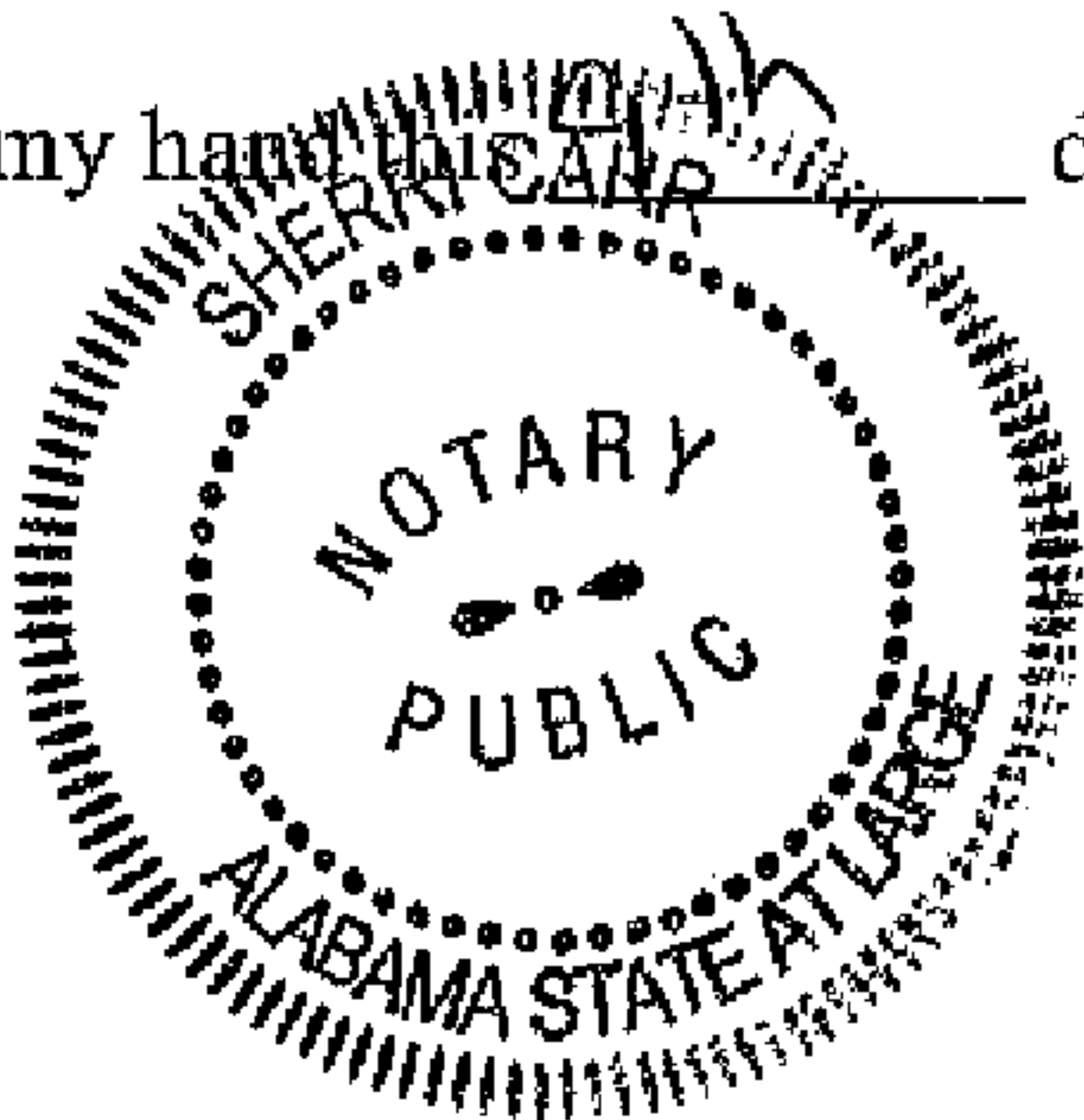
Printed Name

STATE OF Alabama }

COUNTY OF Jefferson }

I, Sherri Carr, hereby certify that SANJAY SINGH, as Member-Manager for BIMAL PROPERTIES, LLC, an Alabama limited liability company, in its capacity as Member For; ASC CAPITAL, LLC, an Alabama limited liability company, whose name 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 the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9 day of December, 2015



Sherri Carr

Notary Public

My commission expires: 5/13/17

ASC CAPITAL, LLC

an Alabama limited liability company

By: Bimal Properties, LLC

An Alabama limited liability company

Its Member

By:

Sanjay Singh

SANJAY SINGH

Member-Manager

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 9th day of December, 2015.

Brooke Clayton
Witness

Brooke Clayton
Printed Name

Ruma Patel
Witness

Ruma Patel
Printed Name

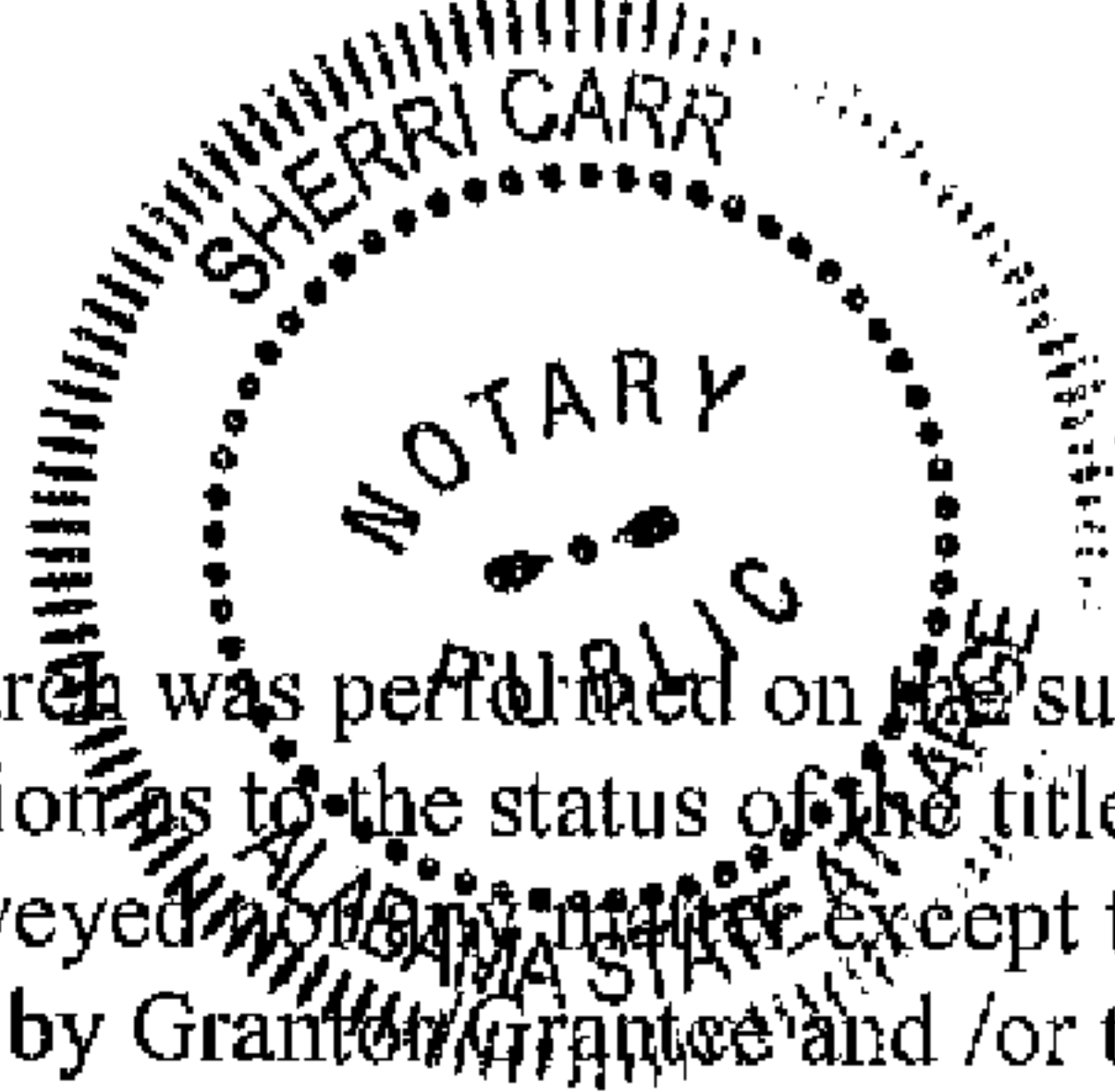
STATE OF Alabama }

COUNTY OF Jefferson }

ASC CAPITAL, LLC
an Alabama limited liability company
By: 2010 5th Street, LLC
An Alabama limited liability company
Its Member
By: M. Rasulnia
MAZIAR RASULNIA F/K/A ABDOLRASULNIA
Sole Managing Member

I, Sherri Carr, hereby certify that MAZIER ABDOLRASULNIA, as Sole Managing Member for 2010 5th Street, LLC, an Alabama limited liability company, in its capacity as Member For; ASC CAPITAL, LLC, an Alabama limited liability company, whose name 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 the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of December, 2015



Sherri Carr

Notary Public

My commission expires: 5/13/17

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representations to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT A

File #: OSLAW-34190

LOT 2, ACCORDING TO THE SURVEY OF WHITESTONE TOWNHOMES, PHASE ONE, AS CORRECTED AND RERECORDED IN MAP BOOK 20, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 13 7 36 3 002 002.000

Property Address: 721 3rd NW Avenue, Alabaster, AL 35007

File #: OSLAW-34189

LOT 90 AND THE NORTHERLY 0.2 FEET OF LOT 91, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWNHOMES, AS RECORDED IN MAP BOOK 6, PAGES 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 13 1 12 2 003 038.000

Property Address: 704 Cahaba Manor Drive, Pelham, AL 35124

File #: OLSAW-34184

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.

Parcel #: 22 7 35 1 004 023.000

Property Address: 2158 Village Lane, Calera, AL 35040

File #: OSLAW-34183

LOT 53, ACCORDING TO THE MAP AND SURVEY OF ROCKY RIDGE PHASE 2, AS RECORDED IN MAP BOOK 27, PAGE 16, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel #: 13 8 28 1 005 053.000

Property Address: 200 Rocky Ridge Drive, Helena, AL 35080

File #: OSLAW-34178

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.

Parcel #: 28 5 16 2 006 012.000

Property Address: 141 Mayfair Lane, Calera, AL 35040

File #: OSLAW-34177

LOT 50, ACCORDING TO THE FINAL PLAT OF SHILOH CREEK SECTOR ONE, PLAT ONE AS RECORDED IN MAP BOOK 38, PAGE 54, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel #: 35 1 11 0 005 049.000

Property Address: 128 Cattail Lane, Calera, AL 35040

File #: OSLAW-34176

LOT 35, ACCORDING TO THE AMENDED MAP OF FINAL PLAT, WYNFIELD PARC, PHASE ONE AS RECORDED IN MAP BOOK 27, PAGE 51, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel #: 13 1 02 1 000 018.015

Property Address: 118 Shine Drive, Pelham, AL 35124

File #: OSLAW-34174

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.

Parcel #: 13 6 13 2 004 043.000

Property Address: 112 Canyon Park Place, Pelham, AL 35124

File #: OSLAW-34172

LOT 12-A, BLOCK 3, OF A RE-SURVEY OF LOTS 7 THROUGH 12, BLOCK 3, OF A RE-SURVEY OF BRECKENRIDGE PARK, AS RECORDED IN MAP BOOK 11, PAGE 6, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel #: 13 8 28 1 001 024.039

Property Address: 1101 Hillsboro Lane, Helena, AL 35080

Real Estate Sales Validation Form

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

Grantor's Name ASC Capital, LLC
Mailing Address 509 Bolyhill Road
Birmingham, AL 35244

Grantee's Name ASC Capital II, LLC
Mailing Address 1209 Orange Street
Wilmington, Delaware 19801

Property Address XXXXXXXXXXD
XXXXXXXXXX

Date of Sale 12/9/15
Total Purchase Price \$ 18

2016010600004950

01/06/2016 09:32:00 AM

DEEDS 7/7

or
Actual Value \$ 5

or
Assessor's Market Value \$ 879,100.00

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 will 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 12/9/15

Print Lewis W. Cummins, III

☒ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/06/2016 09:32:00 AM
S911.50 CHERRY
2016010600004950

Print Form

Form RT-1