

Send tax notice to:
FIVE STAR INVESTMENTS LLC
400 CASTLEBRIDGE CIRCLE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016399

20160706000234610

07/06/2016 02:18:44 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ERICA STANFORD, A SINGLE WOMAN and ERSULA STANFORD, A MARRIED WOMAN and MARVIN KEITH DOOLEY, A MARRIED MAN whose mailing address is: PO Box 5263, Denver, CO 80207 (hereinafter referred to as "Grantors") by FIVE STAR INVESTMENTS, LLC whose property address is: 345 AMHERST DRIVE, HOOVER, AL, hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 92-B, according to the Resurvey of Lot 92-A, Amended Map of a Resurvey of Lots 91 and 92 of Greystone Village, Phase I, as recorded in Map Book 28, Page 74, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantors or their spouses.

SUBJECT TO:

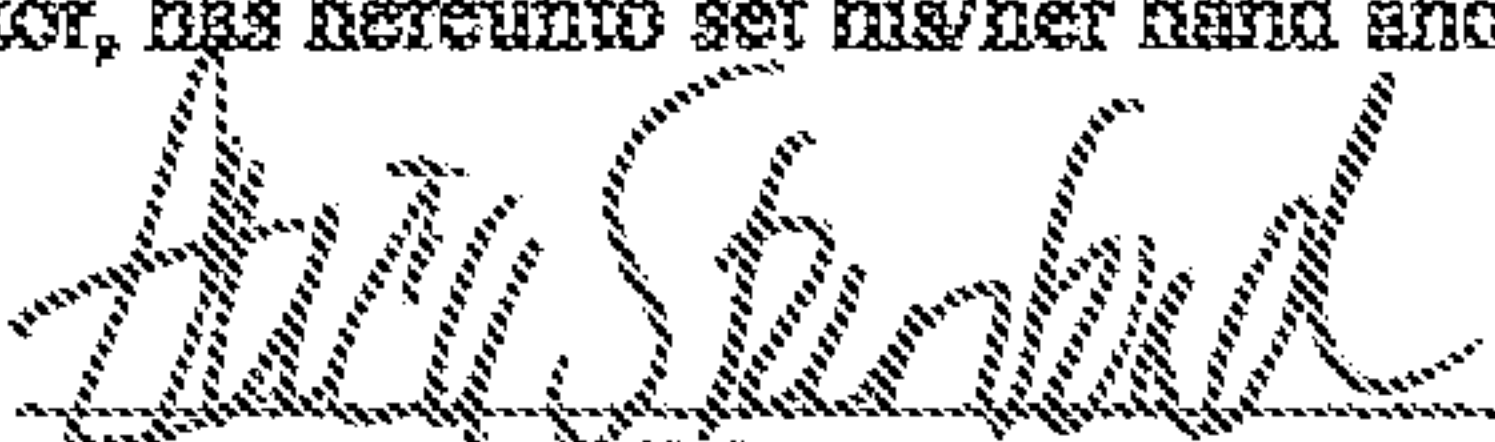
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. RELEASE OF DAMAGES RECORDED IN INSTRUMENT #1995-28541
3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREYSTONE VILLAGE AS RECORDED IN INSTRUMENT #1994-12222 AND IN INSTRUMENT # 1996-08823 AND ANY AMENDMENTS THERETO.
4. ARTICLES OF INCORPORATION OF GREYSTONE VILLAGE HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT #1993-20847.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 109, PAGES 500,501 AND 505 AND IN DEED BOOK 239, PAGE 214
6. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THE SUBJECT PROPERTY FRONTS BUTTERFLY LAKE.
7. RIGHTS OF OTHERS IN AND TO THE USE OF HUGH DANIEL DRIVE AS SET OUT IN DEED BOOK 301, PAGE 799.
8. COVENANT AND AGREEMENT FOR WATER SERVICE AS RECORDED IN REAL 235, PAGE 574, IN INSTRUMENT #1993-20840 AND IN INSTRUMENT #20131204000469370
9. AMENDED AND RESTATED RESTRICTIVE COVENANTS AS RECORDED IN REAL 265, PAGE 96.
10. AGREEMENT WITH SHELBY CABLE, INC. AS RECORDED IN REAL 350, PAGE 545.
11. EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #1993-22440

12. SEWER LINE EASEMENT AS RECORDED IN INSTRUMENT #1995-4394
AND IN INSTRUMENT #1995-5672

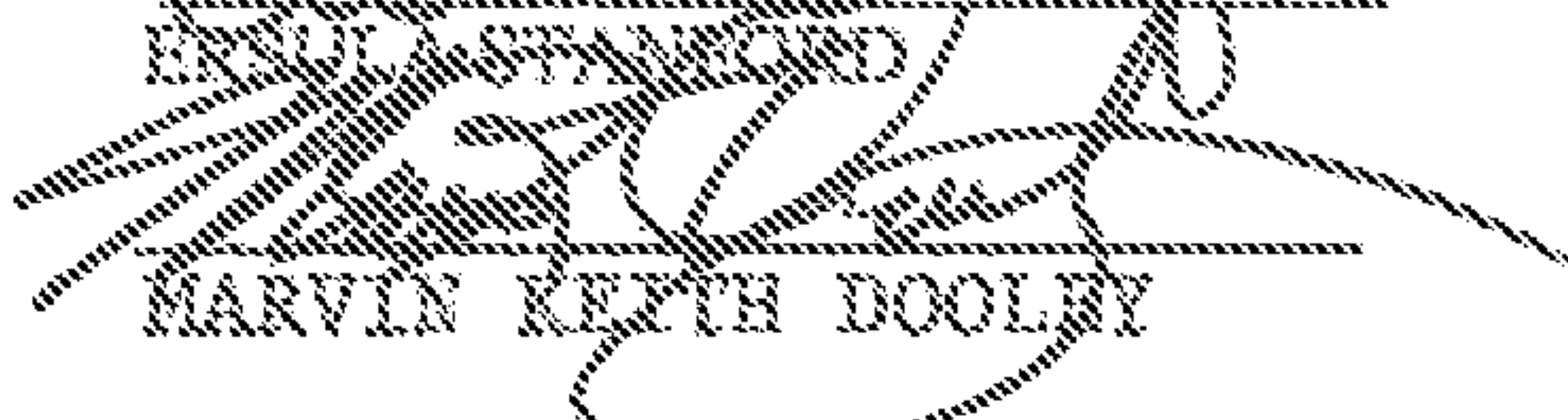
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown 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 Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 21st day of June, 2016.


ERICA STANFORD


ERSULA STANFORD

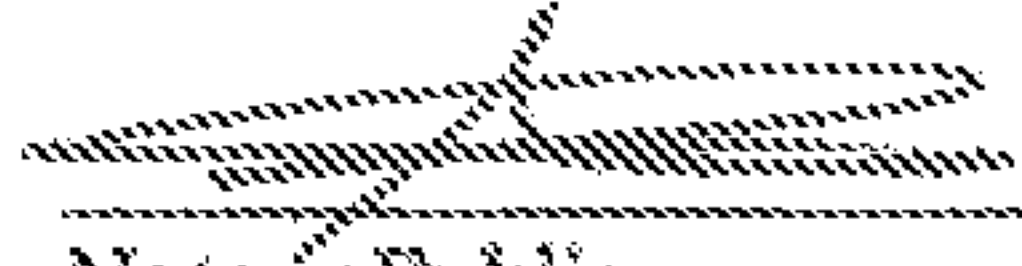

MARVIN KEITH DOOLEY

STATE OF Colorado
COUNTY OF Denver

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

Given under my hand and official seal this the 21st day of June, 2016.

ANDREA STEPHANIE ALFARO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154004779
MY COMMISSION EXPIRES 02/05/2020

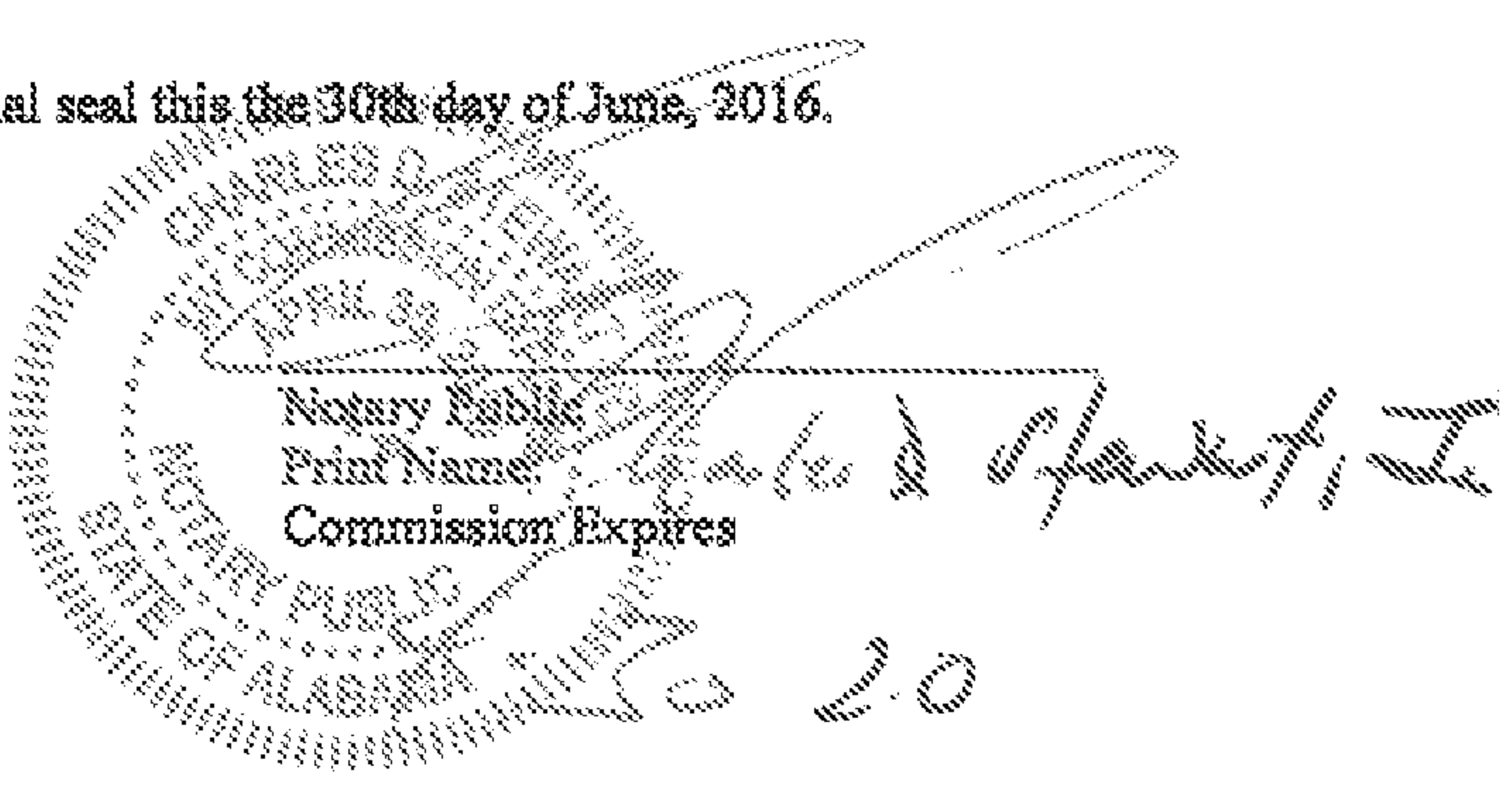

Notary Public

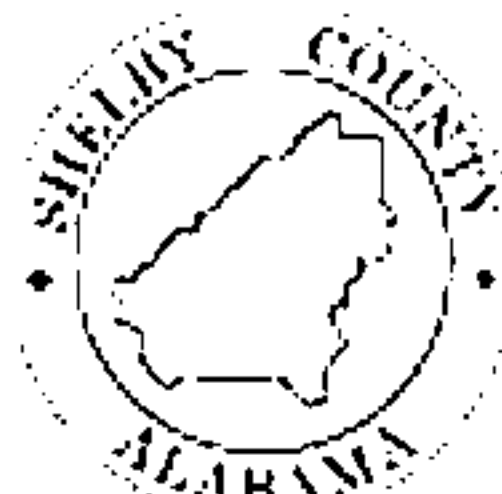
Print Name: Andrea S Alfaro
Commission Expires: 02/05/2020

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that MARVIN KEITH DOOLEY whose name is signed to the foregoing
instrument, and who is/are known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, he executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this the 30th day of June, 2016.


Notary Public
Print Name: Charles D. Charles
Commission Expires: 02/05/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2016 02:18:44 PM
\$193.00 CHERRY
20160706000234610