

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

Send tax notice to:

BHM1600694

Gregory Hughes

166 Hayesbury Court

Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF Shelby

WARRANTY DEED

20160926000352250

09/26/2016 02:45:38 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$119,900.00) in hand paid to the undersigned, **Star Properties, LLC**, a(n) limited liability company (hereinafter referred to as "Grantor") by Gregory Hughes (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 145, according to the Survey of Hayesbury, Phase 1, according to the Plat thereof recorded in Map Book 25, Page 89 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

\$117,727.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Star Properties, LLC a Limited Liability Company, by Lewis W. Cummings, Jr. its member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 23rd day of September, 2016

Star Properties, LLC
a limited Liability Company

By: [Signature]
Lewis W. Cummings, Jr.
its: Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis W. Cummings, Jr. whose name as its Member of Star Properties, LLC, a limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 23rd day of September 2016.



[Signature]
Notary Public

Print Name: Dana Wright McBrown ⁴⁶ CAITLIN HARDEE GRAHAM
Commission Expires: 3/15/17 ⁴⁶ APR. 14, 2019

Real Estate Sales Validation Form

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

Grantor's Name: Star Properties LLC

Grantee's Name: Gregory Hughes

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Mailing Address: 3545 Warner Ridge
Hoover, AL 35216

Mailing Address: 166 Hayesbury Court
Pelham, AL 35124

Property Address: 166 Hayesbury Court
Pelham, AL 35124

County: Shelby

Date of Sale: 9/23/2016

Total Purchase Price: \$119,900.00

or

Actual Value: \$_____n/a

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

☐ 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: 9/23/2016

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/26/2016 02:45:38 PM
\$23.50 CHERRY
20160926000352250

James W. Fuhrmeister

Form RT-130