

Send tax notice to: Willington Barua, 1005 Merion Dr., Calera, AL 35040

Prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL 35243

GENERAL WARRANTY DEED

20170725000266570

07/25/2017 12:56:34 PM

DEEDS 1/2

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, this deed made this 13th day of July, 2017 by and between **5 Star, LLC**, an Alabama limited liability corporation, whose mailing address is: ✓ 4436 Galin Cove Vestavia AL 35242 (herein referred to as Grantor) and **Willington Barua** whose mailing address is: **1005 Merion Dr., Calera, AL 35040** (herein referred to as Grantee):

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Two hundred fifteen thousand and no/100 (\$215,000.00) Dollars **the amount of which can be verified in the Sales Contract between the parties hereto**, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in **Shelby** County, Alabama, the address of which is **1005 Merion Dr., Calera, AL 35040** to-wit:

Lot 31, according to the Survey of the Reserve at Timberline, as recorded in Map Book 34, page 117 A, B, C and D in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated January 17, 2017 and recorded in Inst. #20170123000027560 in the Probate Office of Shelby County, Alabama; said rights of redemption to expire January 17, 2018.

\$204,200.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, his her or their heirs and assigns or its successors, forever.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns that it is lawfully seized in fee simple of said premises, that it is 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 Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its Member who is authorized to execute this conveyance hereto set his signature and seal this the 13 day of July, 2017.

5 STAR, LLC

X [Signature]
BY: Randy Vesser
MEMBER

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify
Randy Vesser whose name as Member of 5 STAR, LLC, a Limited
Liability Corporation and whose name is signed to the foregoing instrument, and who is known
to me acknowledged before me on this day that being informed of the contents of said instrument
that he as such Member and with full authority, executed the same voluntarily for and as the act
of said Limited Liability Corporation.

Given under my hand and official seal this the 13 day of July, 2017.

[Signature]
NOTARY PUBLIC

My commission expires: 12/11/2017 --



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/25/2017 12:56:34 PM
\$29.00 DEBBIE
20170725000266570

[Signature]