

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Michael D Schultz
149 Cambrian Way
Birmingham, AL 35242

GENERAL WARRANTY DEED 20190612000205260
06/12/2019 07:56:34 AM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, 5 Star LLC, a Limited Liability Corporation, whose address 4436 Galen Cove, Vestavia Hills, AL 35242 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Michael D Schultz whose address is 149 Cambrian Way, Birmingham, AL 35242 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Unit 149, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By-Laws and Amendments thereto recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama and amended by Misc. Book 13, Page 2, and Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in the Probate Office, together with an undivided 0.0089038% interest in the common elements as set forth in said Declaration.

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

\$161,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our heirs), executors, and administrators 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, I/we have hereunto set my/our hand(s) and seal(s), this the 6th day of June, 2019.

5 Star, LLC



Randy Visser, Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Randy Vesser, whose name as Member of the 5 Star LLC, a Limited Liability Corporation, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of June, 2019.

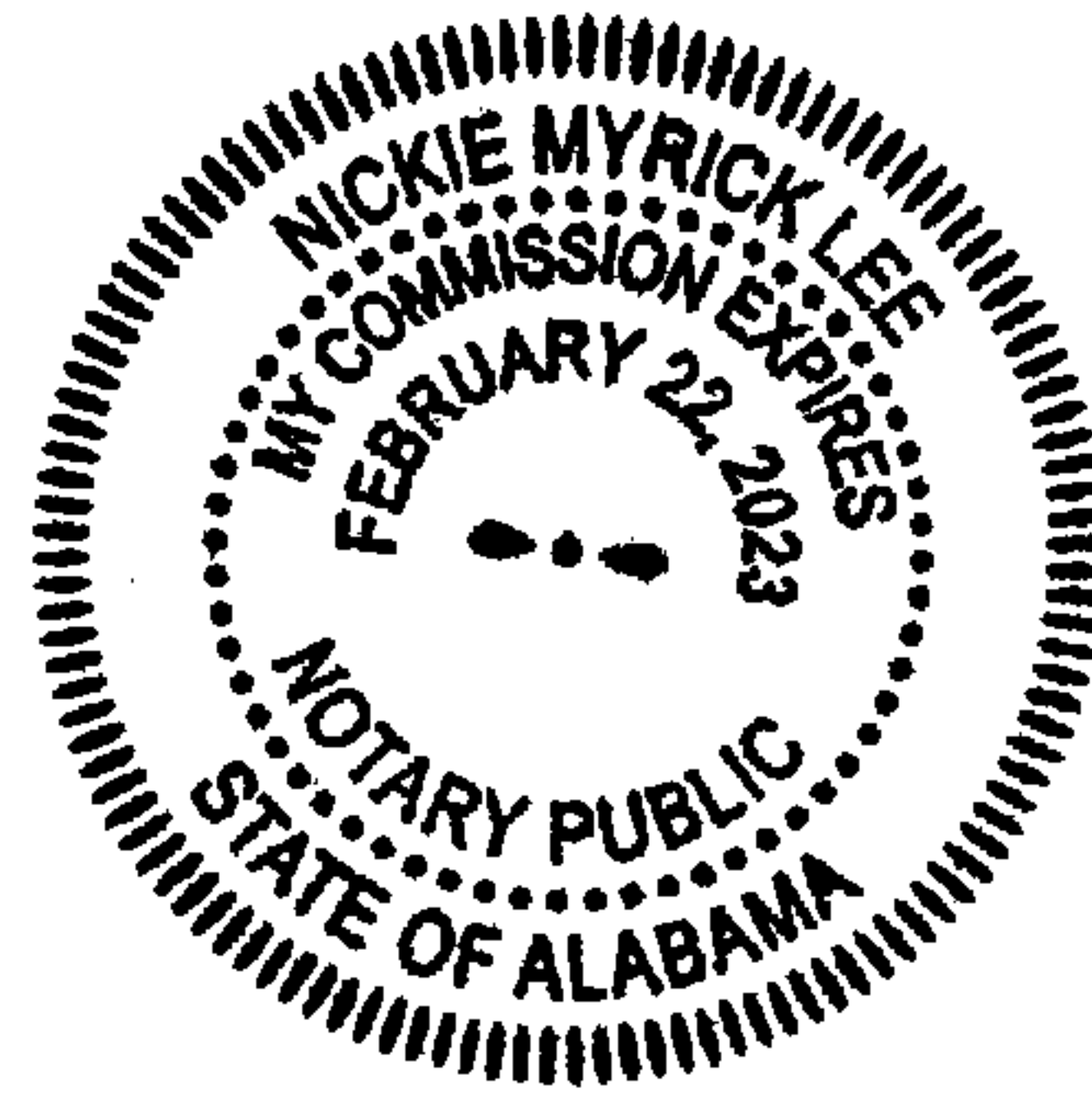


Notary Public, State of Alabama

NICKIE MYRICK LEE

Printed Name of Notary

My Commission Expires: 2-22-23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2019 07:56:34 AM
\$26.50 CHERRY
20190612000205260

Allen S. Bayl