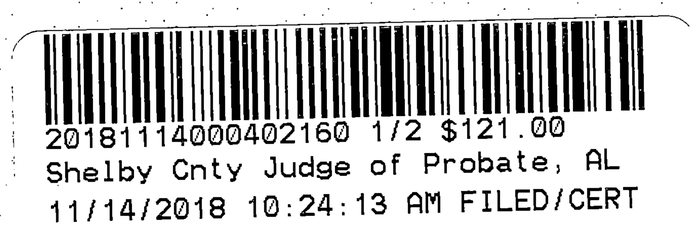
STATE OF ALABAMA)
:
COUNTY OF SHELBY)



SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **AMERICAN ADVISORS GROUP, A CALIFORNIA CORPORATION (the herein "Grantor") with mailing address of 3900 Capital City Blvd, Lansing, MI 48906,** for and in consideration of the sum of **ONE HUNDRED THREE THOUSAND ($103,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **JOSE CRESPO, JR., (the herein "Grantee"), with mailing address of 13671 Regis Dr. Moreno Valley, CA 92555,** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **JOSE CRESPO, JR.,** the following described real estate, located at **660 Brothers Ave Wilsonville, AL 35186,** lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 10 and 11. according to the survey of K.W. Schafner Property, as recorded in Map Book 6, Page 98, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20180905000318830 IN THE OFFICE OF THE JUDGE OF PROBATE OF CLARKE COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the **JOSE CRESPO, JR.** and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2018; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Clarke County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

The undersigned Grantor does hereby attest, to the best of my knowledge and belief that the *information* contained in this document including the purchase price which can be verified by the contract, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, AMERICAN ADVISORS GROUP, A CALIFORNIA CORPORATION BY SINGLESOURCE PROPERTY SOLUTIONS LLC, ITS ATTORNEY IN FACT, has caused this instrument to be executed by its undersigned officer/authorized individual on this the 6 day of November, 2018

AMERICAN ADVISORS GROUP, A CALIFORNIA CORPORATION

BY: SINGLESOURCE PROPERTY SOLUTIONS LLC
ITS ATTORNEY IN FACT

BY: Adam M. Hirak **(SEAL)**

ITS: Adam M. Hirak, Asset Manager

20181114000402160 2/2 $121.00
Shelby Cnty Judge of Probate, AL
11/14/2018 10:24:13 AM FILED/CERT

STATE OF Pennsylvania)
:
COUNTY OF Washington)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Adam M Hirak, whose name as Asset Manager of SINGLESOURCE PROPERTY SOLUTIONS as ATTORNEY-IN-FACT for AMERICAN ADVISORS GROUP, A CALIFORNIA CORPORATION, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for AMERICAN ADVISORS GROUP, A CALIFORNIA CORPORATION.

Given under my hand and seal this the 6 day of November, 2018.

Salynn Williams **(SEAL)**
Notary Public:
My Commission Expires:

Shelby County, AL 11/14/2018
State of Alabama
Deed Tax:$103.00

POA recorded in Instrument # 2018000504, Probate Records of Mobile County, Alabama

This instrument was prepared by:
JAMES G. HARRISON
Harrison & Gammons, PC
2430 L&N Drive, Huntsville, AL 35801
RE: 660 Brothers Ave,Wilsonville, AL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Salynn Williams, Notary Public
Cecil Twp., Washington County
My Commission Expires May 20, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES