

THIS INSTRUMENT WAS PREPARED BY:  
Pat Seymour  
EB IEMIALA, LLC  
41 Purdy Ave #278  
Rye, NY 10580  
  
STATE OF ALABAMA )  
SHELBY COUNTY )

SEND TAX NOTICE TO:  
HGM Holdings, LLC  
575 E. Locust Avenue  
Suite 102  
Fresno, CA 93720


QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESNETS, that for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) in hand paid to EB IEMIALA, LLC, an Alabama limited liability company ("Grantor"), by HGM Holdings, LLC ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor hereby remises, releases and quitclaims unto the said Grantee, all of Grantor's right, title, interest, claim if any, in or to the real estate situated in Shelby County, Alabama, having the Parcel Number 35 1 02 0 002 039.000 and to the best of Grantor's knowledge but without warranty is more particularly described as follows:

WILLOW COVE PHASE 2, LOT 39, MAP BOOK: 24, PAGE 049

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed under seal effective as of the 13<sup>th</sup> day of September, 2019.

GRANTOR:  
EB IEMIALA, LLC  
By: Ebury IEMI LLC, ITS MEMBER  
  
Signature

By (Print Name) Patrick Seymour  
As its (Print Title) Authorized Signor

STATE OF PENNSYLVANIA )  
COUNTY OF MONTGOMERY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patrick Seymour, whose name as Authorized Signor of Ebury IEMI LLC, member of EB IEMIALA, LLC, an Alabama limited liability company, 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 such instrument, he as such authorized signatory and with full authority, executed the same voluntarily for and as the act of said limited liability company.

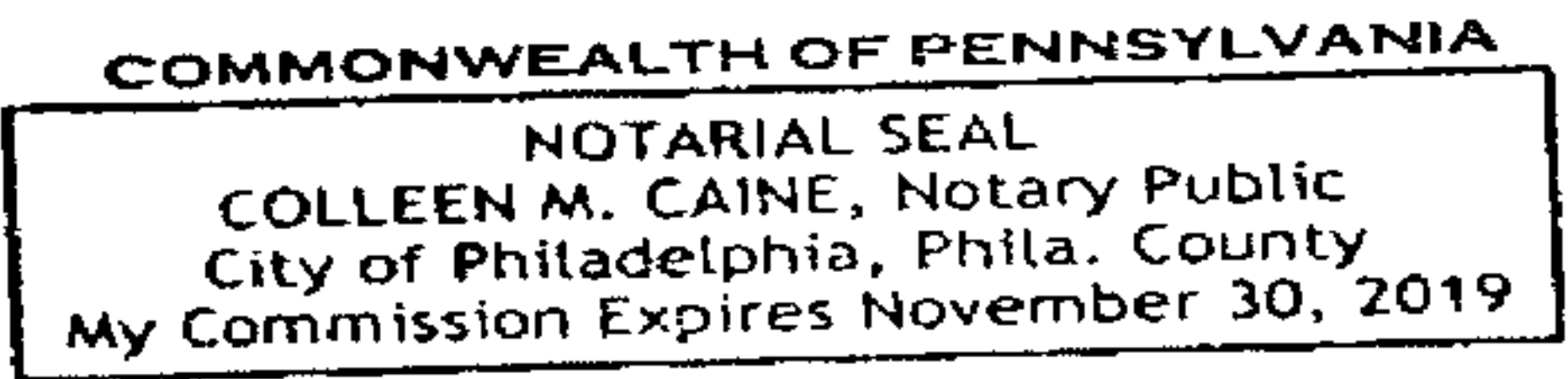
Witness my hand and official seal, this the 8<sup>th</sup> day of August, 2019.

NOTARIAL SEAL

Notary Public



My Commission Expires: \_\_\_\_\_





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/31/2019 12:19:36 PM  
\$26.00 CHERRY  
20191031000402800

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name EB 1EMIALA, LLC  
Mailing Address 41 PURDY AVE #278  
RYE, NY 10580

Grantee's Name HGM HOLDINGS, LLC  
Mailing Address 575 E. Locust Avenue Fresno  
Suite 102  
California 93720

Property Address 100 CVELARKING  
CALEBA, AL  
35040

Date of Sale 9-13-19  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 112,400 <sup>02</sup>

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 All of the above ☐ Appraisal  
☒ Sales Contract PURCHASE PRICE ☐ Other  
☐ Closing Statement

IS BEING PAID BY A MORTGAGE SIMULTANEOUSLY  
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 10-8-19

Print

JOSEPH P PARKER

Sign

*Joseph P. Parker*

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one