

171462 TS

STATE OF ALABAMA

COUNTY OF SHELBY

20130812000328300 1/4 \$163.00
Shelby Cnty Judge of Probate, AL
08/12/2013 02:07:12 PM FILED/CERT

This instrument prepared by:

Charles B. Waters, Jr.
Aldridge|Connors, LLP
Fifteen Piedmont Center
3575 Piedmont Road, N.E., Suite 500
Atlanta, GA 30305

Shelby County, AL 08/12/2013
State of Alabama
Deed Tax: \$140.00

Grantor's address:
10375 Richmond Avenue
Suite 1010
Houston, Texas 77042

Grantee's address:
1170 Peachtree Street NE, Suite 2365
Atlanta, GA 30309
Attn: Chip Johnson

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THIS DEED MADE the 31st day of July, 2013, between **RBC REAL ESTATE FINANCE INC.**, a Delaware corporation, ("Grantor"), and **REO FUNDING SOLUTIONS III, LLC**, a Georgia limited liability company ("Grantee");

WITNESSETH THAT:

THE GRANTOR, for and in consideration of the sum of ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has by these presents granted, bargained, sold and conveyed to the Grantee, and the successors and assigns of Grantee, FOREVER, the following described real property, to wit:


SEE EXHBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, (iv) all matters that may be revealed by a current and accurate survey or inspection of the Property, (v) rights of any tenants in possession of all or any part of the Property, and (vi) any other matters actually known by Grantee.

TO HAVE AND TO HOLD the same unto the Grantee, in fee simple, FOREVER.

AND, GRANTOR DOES HEREBY COVENANT to and with the Grantee, except as to the above, at the time of delivery of this Deed, the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against none other.

[SIGNATURES ON THE FOLLOWING PAGE]


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IN WITNESS WHEREOF, the Grantor, being duly authorized, has hereunto caused this instrument to be executed effective as of the 31st day of July, 2013.

RBC REAL ESTATE FINANCE INC., a
Delaware corporation

By: [Signature]
Name: CHAD BOTKIN
Title: VICE PRESIDENT

STATE OF TEXAS

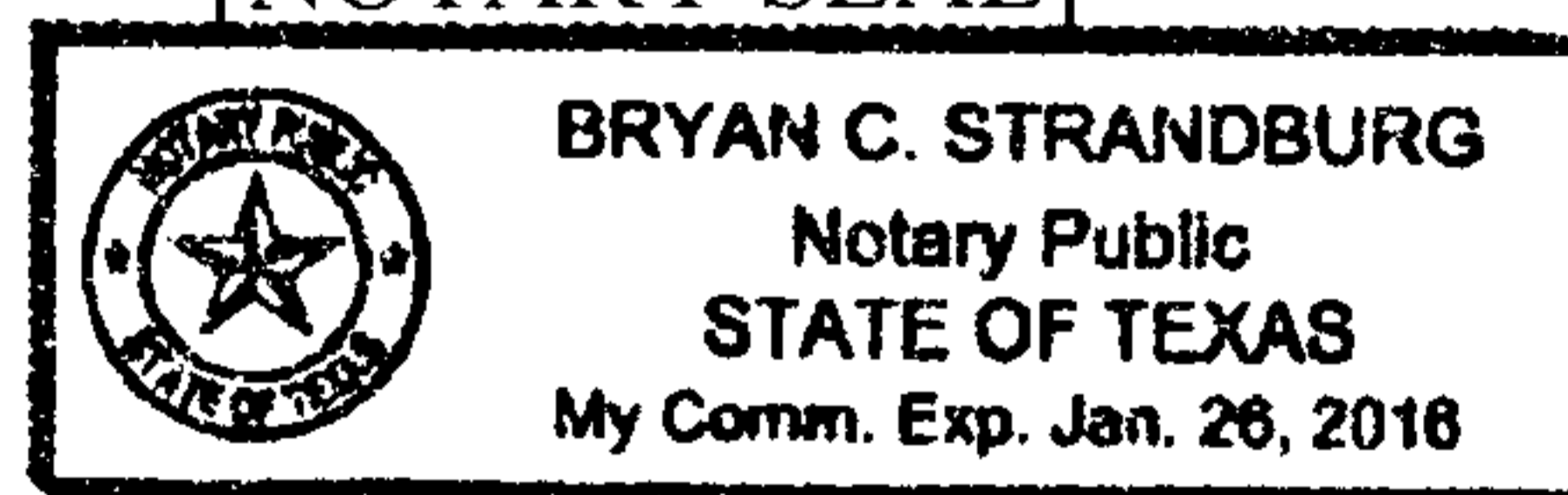
COUNTY OF HARRIS

I, the undersigned authority, a Notary Public in and for the County of HARRIS and State of TEXAS, hereby certify that Chad E. Botkin, whose name as Vice President of RBC Real Estate Finance Inc., a Delaware corporation, 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, he/she, in his/her capacity as such Vice President and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this the 29 day of July, 2013.

[Signature]
Notary Public
My Commission Expires: 1/26/2016

[NOTARY SEAL]



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Exhibit A to Statutory Warranty Deed
(Legal Description)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:


Begin at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 88 degrees 23 minutes 04 seconds West along the North line of said Section 35 a distance of 1391.49 feet; thence South 02 degrees 18 minutes 17 seconds East a distance of 2585.98 feet; thence South 88 degrees 59 minutes 56 seconds East a distance of 478.29 feet; thence South 87 degrees 53 minutes 52 seconds East a distance of 810.85 feet to the Southwest corner of Lot 4 of Hidden Lake Estates as recorded in Map Book 26, Page 8; thence North 00 degrees 06 minutes 31 seconds West along the West line of said Lot 4 a distance of 803.80 feet to the common corner of Lots 3 and 4 of Hidden Lake Estates; thence North 00 degrees 02 minutes West a distance of 478.62 feet to the Northwest corner of Lot 3 and the accepted Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 35 according to Hidden Lakes Estates, as recorded in Map Book 26, Page 8; thence North 88 degrees 13 minutes 54 seconds East a distance of 57.00 feet to the accepted Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 35 according to Oakdale Estates as recorded in Map Book 5, Page 98; thence North 00 degrees 05 minutes 42 seconds East a distance of 195.70 feet to the Northwest corner of Lot 8 of Oakdale Estates; thence North 02 degrees 45 minutes 54 seconds West along the West boundary of Monte Tierre as recorded in Map Book 5, Page 114 and the West boundary of Monte Tierre, 1st Addition as recorded in Map Book 6, Page 93, a distance of 1182.72 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

Lots 1 through 12, inclusive; Lots 99 through 115, inclusive; and Lots 172 through 196, inclusive, The Lakes at Hidden Forest, Phase I, according to the plat thereof as recorded in Map Book 36, Pages 115 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

AND LESS AND EXCEPT:

Lots 13 through 22, Lots 90 through 98; Lots 171 and 197 through 212 and Lots 237 through 253, The Lakes at Hidden Forest, Phase II, according to the plat thereof recorded in Map Book 37, Pages 122 A & B in the Office of the Judge of Probate of Shelby County, Alabama.


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No assigned addresses
vacant land
Montevallo AL