

173922 TS

STATE OF ALABAMA

COUNTY OF SHELBY

This instrument prepared by:

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



20130816000335580 1/4 \$73.00
Shelby Cnty Judge of Probate, AL
08/16/2013 02:21:13 PM FILED/CERT

Shelby County, AL 08/16/2013
State of Alabama
Deed Tax: \$50.00

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 FIFTY THOUSAND DOLLARS (\$50,000.00) 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

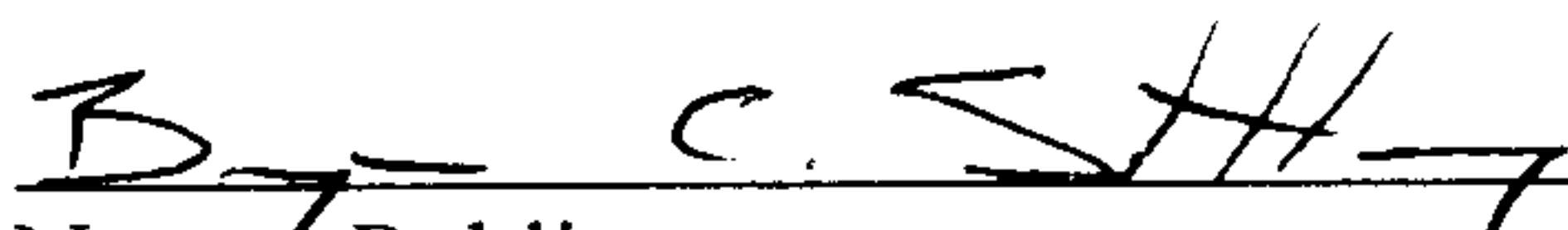
By: 
Name: CHAD BOTKIN
Title: VICE PRESIDENT

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.


Notary Public
My Commission Expires: 1/26/16



20130816000335580 3/4 \$73.00
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[NOTARY SEAL]

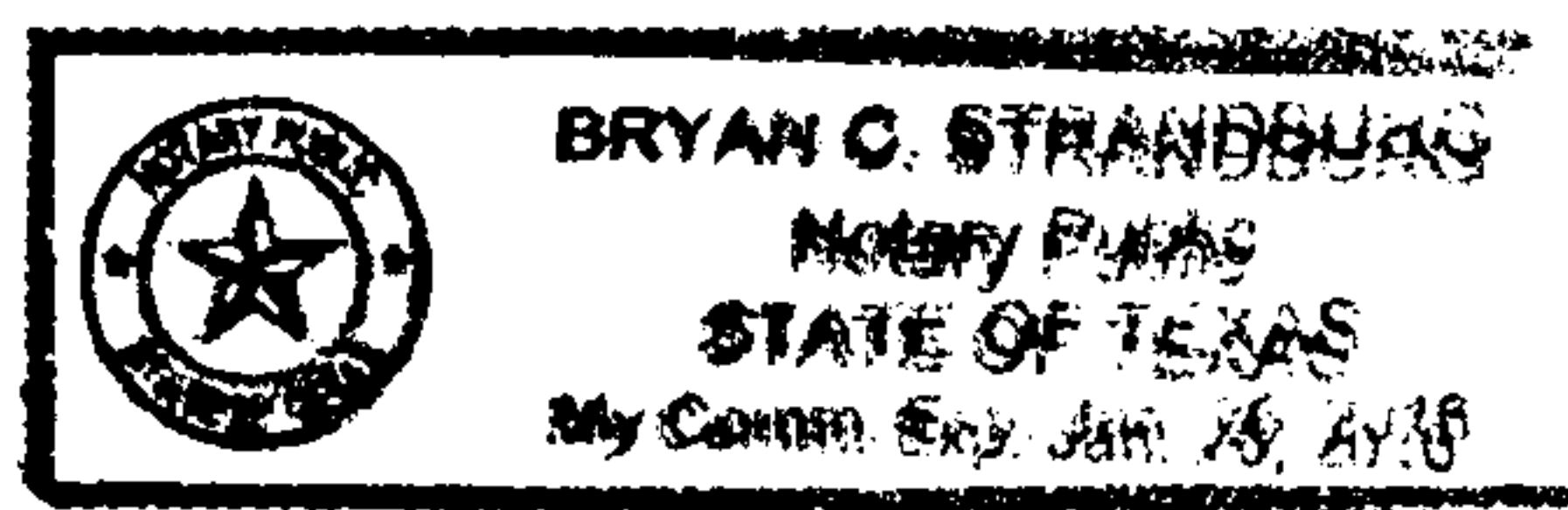
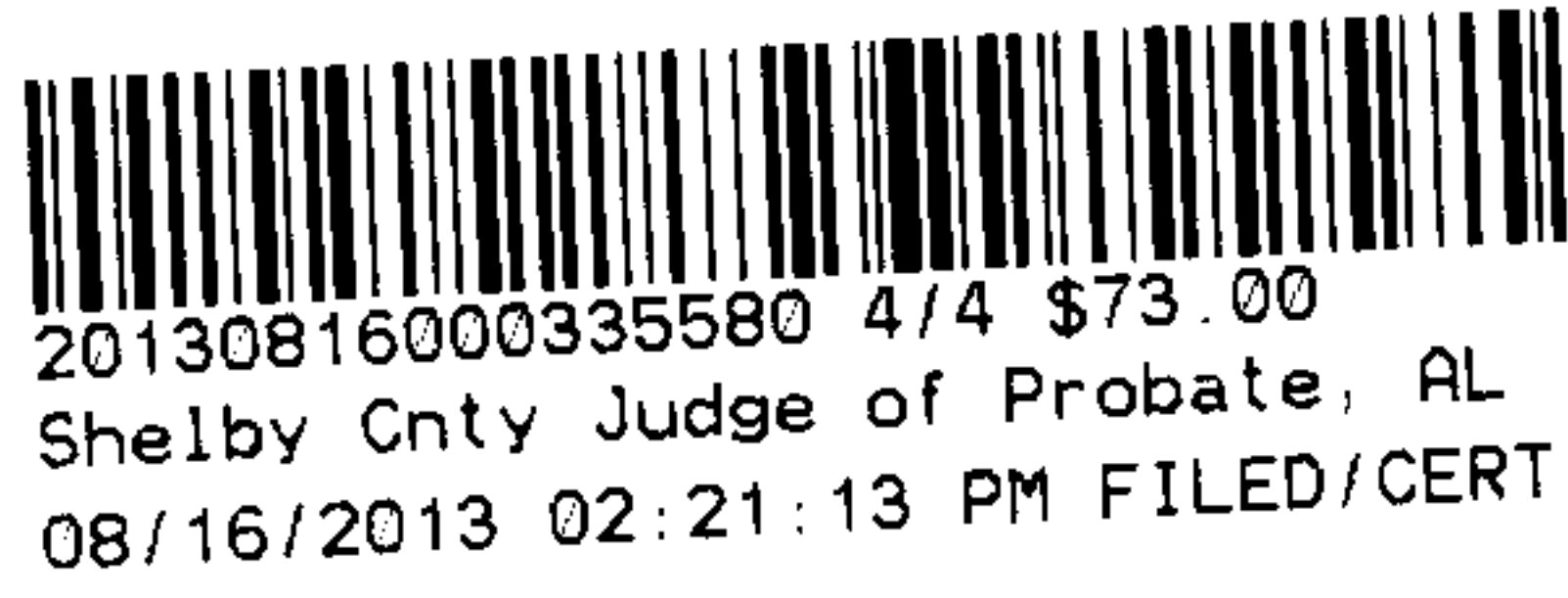


Exhibit A to Statutory Warranty Deed
(Legal Description)

Lots 7, 8, 9 and 18, according to the map of survey of Oak Brook Subdivision, as recorded in Map Book 35, Page 106 in the Office of the Judge of Probate of Shelby County, Alabama.



No addresses
vacant lots
Oak Brook Lane
Oak Brook Circle
Helena AL