SALE AND TRANSFER OF NOTE AND SECURITY THEREFOR WITHOUT RECOURSE

STATE OF FLORIDA COUNTY OF MIAMI-DADE)	
STATE OF ALABAMA)	
COUNTY OF SHELBY		20131004000400280 1/3 \$27.00 Shelby Chty Judge of Probate, AL 10/04/2013 03:34:04 PM FILED/CERT
File Name:		10/04/2013 03.04.07.07
Account No.		
Quantum ID No. 7000068804		
undersigned notaries public, duly	commissioned	and qualified in and for the states and counties ersigned competent witnesses, personally came
limited liability company r	maintaining its	-xx) ("Transferor"), an Alabama orincipal place of business and having a
permanent mailing address	s at 730 NW 1	07 th Avenue, Suite 400, Miami, Florida
33172, represented herein	by and appear	ing through its undersigned authorized
signatories of the attorney	-in-fact of Tra	nsferor's sole member, duly authorized

hereto pursuant to a written authorization;

Urmish R. Patel and Neeta U. Patel, as husband and wife ("Transferee"), having a permanent mailing address at c/o Urmish R. Patel, 225 Cahaba Oaks Trail, Indian Springs, Alabama 35124;

its successors and assigns, all of Transferor's right, title and interest in and to the following:

- 1. That certain Promissory Note dated July 15, 2011 in the original principal amount of \$747,518.90 from James E. Kelly Sr. and Ruth S. Kelly (collectively, "Borrower") to Regions Bank, an Alabama state-chartered bank, as endorsed and assigned to RREF RB Acquisitions, LLC, and as further endorsed and assigned to Seller, as the same may have been renewed, amended, supplemented, restated, or modified (collectively, the "Note");
- 2. That certain Mortgage dated March 17, 2000, executed by James E. Kelly Sr. and Ruth S. Kelly, husband and wife, to Regions Bank, as recorded on March 28, 2000, as Instrument No. 2000-09768, in the Office of the Judge of Probate of Shelby County, Alabama, as assigned by

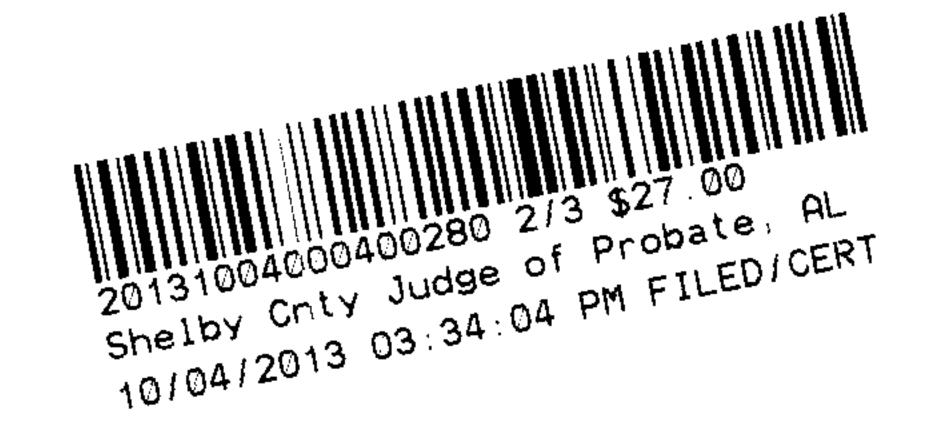
Regions Bank to RREF RB Acquisitions, LLC by that certain Assignment of Security Instrument dated March 8, 2012, recorded on April 2, 2012, as Instrument Number 20120402000113050 in the Office of the Judge of Probate of Shelby County, Alabama, as assigned by RREF RB Acquisitions, LLC to Seller by that certain Assignment of Security Instrument dated January 8, 2013, recorded on March 12, 2013, as Instrument Number 20130312000102810 in the Office of the Judge of Probate of Shelby County, Alabama (collectively, the "Mortgage")

- 3. That certain Assignment of Rents dated March 17, 2000, executed by James E. Kelly Sr. and Ruth S. Kelly, husband and wife in favor of Regions Bank, and recorded on March 28, 2000, as Instrument No. 2000-09769 in the Office of the Judge of Probate of Shelby County, Alabama, as assigned by RREF RB Acquisitions, LLC to Seller by that certain Assignment of Security Instrument dated January 8, 2013, recorded on March 12, 2013, as Instrument Number 20130312000102810 in the Office of the Judge of Probate of Shelby County, Alabama (the "Assignment of Rents"), which encumbers all those certain parcels and all improvements thereon situated in Shelby County, Alabama.
- 4. All other loan documents executed in connection with the Mortgage, to the extent in Seller's possession.

Except as otherwise provided in that certain Loan Sale Agreement among Transferor and Transferee this Sale and Transfer is made with full subrogation in and to all of the rights, title, and interest Transferor has or may have against the maker(s), mortgagor(s), pledgor(s), guarantor(s), or defendant(s) under the terms of the above-referenced Security.

Except as expressly stated in this Sale and Transfer, Transferor makes no representations or warranties, express or implied, with respect to the Note, the Loan Agreement, the Security, the underlying collateral encumbered by the Security, and/or the transactions contemplated herein.

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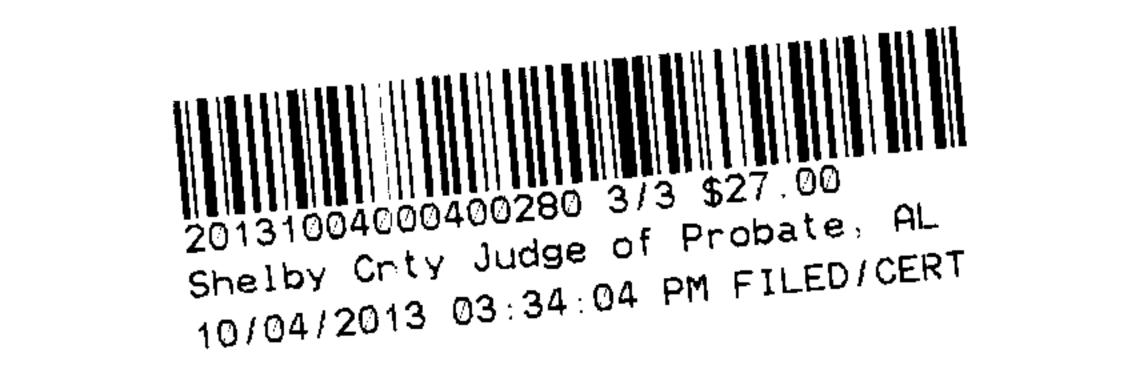
THUS DONE AND SIGNED AND PASSED by Transferor in multiple originals at			
WITNESSES:	TRANSFEROR:		
	RREF RB SBL-AL JKS, LLC, an Alabama limited liability company		
	By: RREF RB ACQUISITIONS, LLC, a Delaware limited liability company, its sole member		
Print Name: Werely Munica Print Name: Nicklove James	By: Rialto Capital Advisors, LLC, a Delaware limited liability company, as its attorney-in-fact By: Name: Jone Certain Company Title: Authorized Signatory		
Print Name: NICKOR Jame	By: Name: John Homutz Title: Authorized Signatory		

Ninette Minguez

COMMISSION #EE 023973

EXPIRES: SEP. 07, 2014

WWW. AARONNOTARY.com



NOTARY PUBLIC

(Affix Seal)

Print Name: None

My Commission Expires

Bar Commission No.