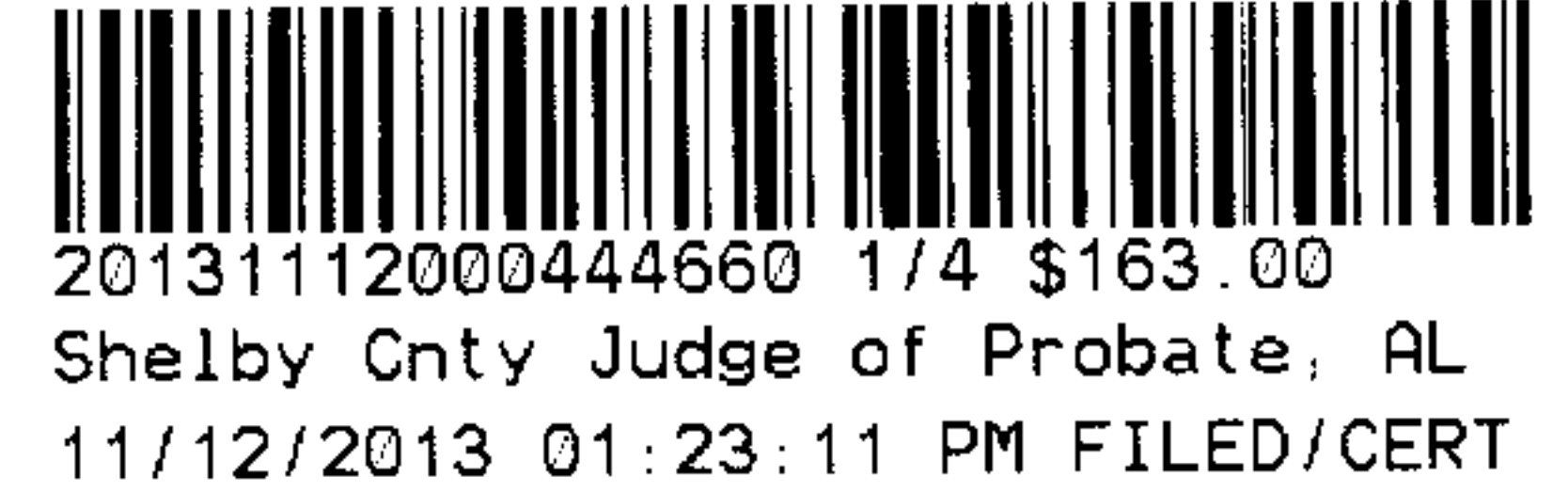


This Instrument Prepared By:

Michael W. Lindsey, Esquire
2110 Devereux Circle, Suite 100
Birmingham, Alabama 35243

Send Tax Notice To:/GRANTEE

Newbury REO, 2013, LLC
7500 Old Georgetown Road
Suite 1350
Bethesda, MD 20814



STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty Nine Thousand, Nine Hundred Thirty Five and 72/100 Dollars (\$139,935.72), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

VENTURES TRUST 2013-I

Whose address is: 7500 Old Georgetown Road, Suite 1350, Bethesda, MD 20814

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

NEWBURY REO 2013, LLC

Whose address is: : 7500 Old Georgetown Road, Suite 1350, Bethesda, MD 20814

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. General and special taxes or assessments for 2013 and subsequent years not yet due and payable.
2. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public record.

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

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama(1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

Shelby County, AL 11/12/2013
State of Alabama
Deed Tax:\$140.00

IN WITNESS WHEREOF, the said Grantor, by Steven Trowern, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of October, 2013.

ATTEST:

VENTURES TRUST 2013-I

Heather Fleming
Its: Analyst

[Signature]
By: MCM Capital Partners, LLC
Its: Administrator
By: Steven Trowern, it's Member

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Steven Trowern, whose name as Member for MCM Capital Partners, Administrator of Ventures Trust 2013-I, 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, in his/her capacity as such attorney-in-fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25th day of October, 2013.



[Signature]
Notary Public
My Commission Expires: 7/31/2015


20131112000444660 2/4 \$163.00
Shelby Cnty Judge of Probate, AL
11/12/2013 01:23:11 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1177, according to the Map of First Addition, Old Cahaba, Phase III, as recorded in Map Book 28, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.
Parcel 2

Property address:
253 Bentmoor Lane
Helena, AL 35080


20131112000444660 3/4 \$163.00
Shelby Cnty Judge of Probate, AL
11/12/2013 01:23:11 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ventures Trust 2013
Mailing Address 1500 Old Georgetown Road
Suite 1350
Bethesda, MD 20814

Grantee's Name Newbury REO 2013, LLC
Mailing Address 1500 Old Georgetown Rd.
Suite 1350
Bethesda, MD 20814

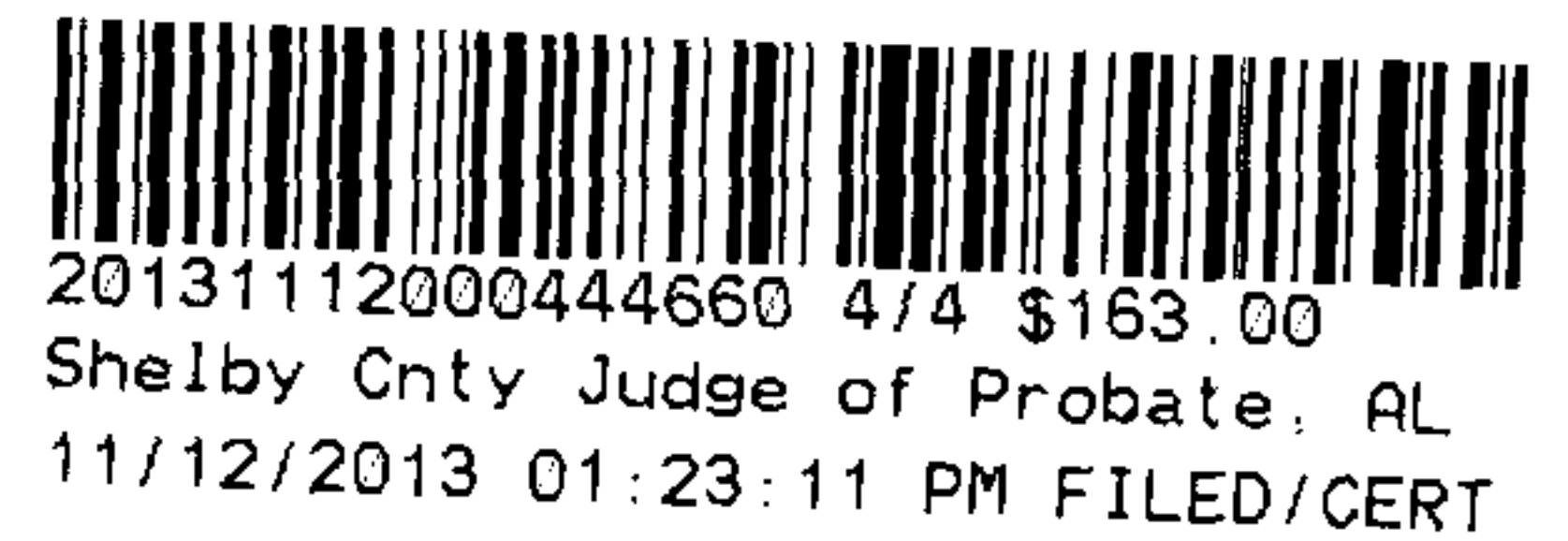
Property Address 253 Bentmoor Lane
Helena, AL 35080

Date of Sale 10/25/13
Total Purchase Price \$139,935.72
or
Actual Value \$
or
Assessor's Market Value \$

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



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 11/8/13

Print Jeff W. Farmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one