

SEND TAX NOTICE TO:
JAG INVESTMENT STRATEGIES, L.L.C.
5213 LOGAN DRIVE
BIRMINGHAM, AL 35242

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of **THIRTY FOUR THOUSAND AND NO/100 (\$34,000.00)** in hand paid to the undersigned **RREF RB-SBL-AL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** hereinafter referred to as "Grantor") by **JAG INVESTMENT STRATEGIES, LLC** (hereinafter referred to as "Grantees"), the following described real estate, situated in County of **SHELBY**, State of Alabama, to-wit:

LOTS 38 AND 39, ACCORDING TO THE SURVEY OF FIELDSTONE PARK 4TH SECTOR, AS RECORDED IN PLAT BOOK 31, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants, rights of ways as shown by public records and ad valorem taxes as shown of record.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 28 day of JANUARY, 2014.

RREF RB-SBL-AL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY: RREF RB ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: RIALTO CAPITAL ADVISORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LLC, ITS ATTORNEY-IN-FACT

BY: Mark King
MARK KING, AUTHORIZED SIGNATORY

BY: Michael B. Madden
MICHAEL B. MADDEN, AUTHORIZED SIGNATORY



20140220000047370 1/3 \$54.00
Shelby Cnty Judge of Probate, AL
02/20/2014 02:42:39 PM FILED/CERT

Shelby County, AL 02/20/2014
State of Alabama
Deed Tax: \$34.00

STATE OF Georgia
COUNTY OF DeKalb

I, the undersigned, a notary public in and for said county in said state, hereby certify that MARK KING, whose name as authorized signatory of Rialto Capital Advisors, a Delaware Limited Liability, as attorney-in-fact for RREF RB ACQUISITIONS, LLC, a Delaware Limited Liability Company, its Sole Member of RREF RB-SBL-AL, 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 said instrument, he as such authorized signatory and with full authority, executed the same voluntarily for and as the act of company.

Given under my hand and seal of office this 28 day of JANUARY, 2014.

My Commission expires:

9/18/17


NOTARY PUBLIC



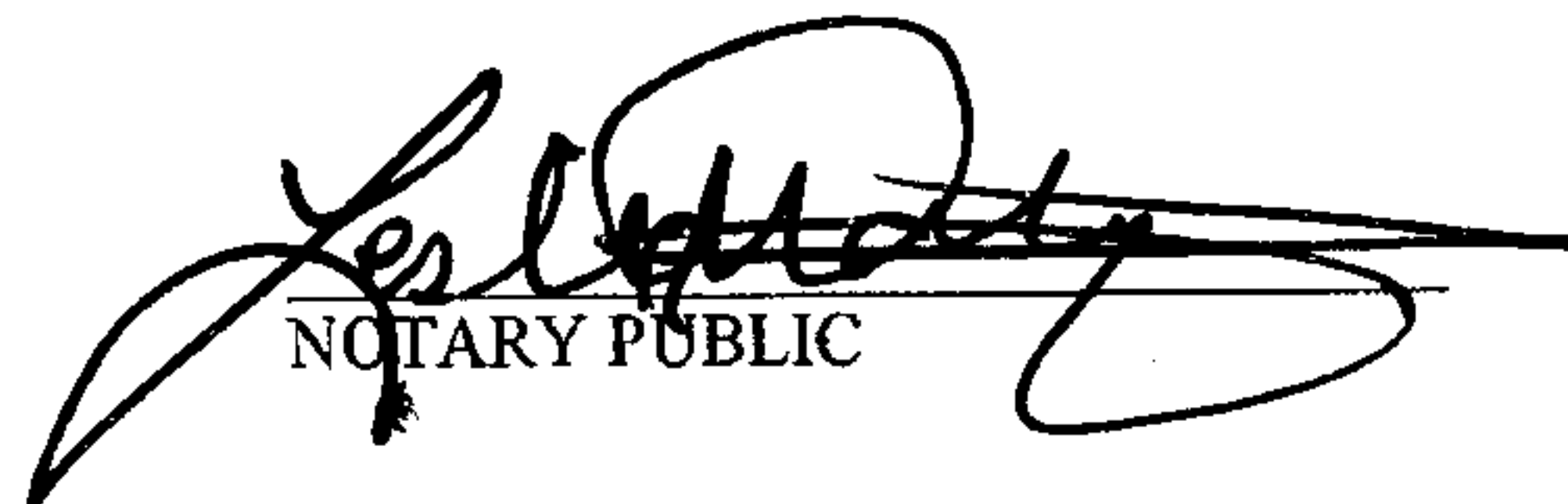
STATE OF Georgia
COUNTY OF DeKalb

I, the undersigned, a notary public in and for said county in said state, hereby certify that MICHAEL B. MADDEN, whose name as authorized signatory of Rialto Capital Advisors, a Delaware Limited Liability, as attorney-in-fact for RREF RB ACQUISITIONS, LLC, a Delaware Limited Liability Company, its Sole Member of RREF RB-SBL-AL, 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 said instrument, he as such authorized signatory and with full authority, executed the same voluntarily for and as the act of company.

Given under my hand and seal of office this 28 day of JANUARY, 2014.

My Commission expires:

9/18/17


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243




20140220000047370 2/3 \$54.00
Shelby Cnty Judge of Probate, AL
02/20/2014 02:42:39 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 RREF RB SBL-AL,LLC
Mailing Address 7000 CENTRAL PARKWAY, SUITE 700
ATLANTA, GA 30328

Grantee's Name JAG INVESTMENT STRATEGIES, LLC
Mailing Address 5213 LOGAN DRIVE
BIRMINGHAM, AL 35242

Property Address LOTS 38 & 39 FIELDSTONE PARK

Date of Sale FEBRUARY 4, 2014

Total Purchase Price \$ 34000.00

or

Actual Value \$

or

Assessor's Market Value \$



20140220000047370 3/3 \$54.00
Shelby Cnty Judge of Probate, AL
02/20/2014 02:42:39 PM FILED/CERT

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.

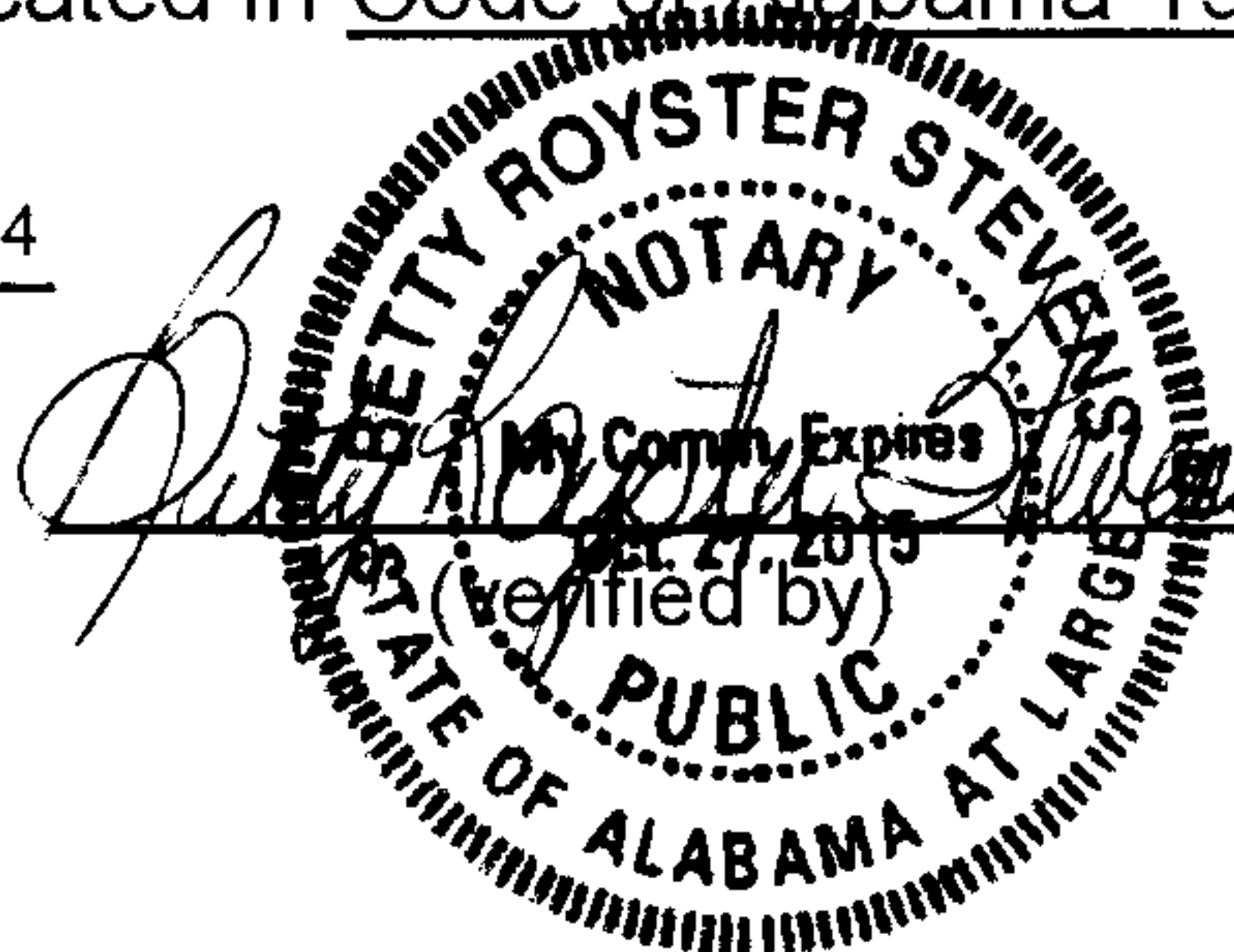
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 FEBURARY 4, 2014

☐ Unattested



Print

David Snoddy

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1