



20141023000335610 1/3 \$49.00
Shelby Cnty Judge of Probate, AL
10/23/2014 01:47:30 PM FILED/CERT

Shelby County, AL 10/23/2014
State of Alabama
Deed Tax: \$29.00

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

PLYMOUTH PARK TAX SERVICES LLC, whose mailing address is 300 Convergence Way, Floor 1, Whippany, NJ 07981, hereinafter referred to as "Grantor"; and

PROPEL FINANCIAL 1, LLC, a Delaware Limited Liability Company, whose mailing address is 7990 IH-10 West, Suite 200, San Antonio, TX 78230, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

MAP NUMBER 09 5 21 0 000	CODE1: 28	CODE2:
SUB DIVISION1: FOREST LAKES SEC 5	MAP BOOK: 34	PAGE: 122
SUB DIVISION2:	MAP BOOK: 00	PAGE: 000
PRIMARY LOT: 446	PRIMARY BLOCK:	
SECONDARY LOT:	SECONDARY BLOCK:	
SECTION1 21	TOWNSHIP1 19S	RANGE1 01W
SECTION2	TOWNSHIP2	RANGE 2 00
SECTION3	TOWNSHIP3	RANGE 3 00
SECTION4	TOWNSHIP4	RANGE 4
LOT DIM1 57.99	LOT DIM2 132.45	ACRES 0.240
		SQ FT 10,444.000

Being the same property conveyed to PLYMOUTH PARK TAX SERVICES LLC by Deed dated October 20, 2011, recorded March 19, 2012, as Instrument No.: 20120319000092900, in the Office of the Clerk of the Judge of Probate for Shelby County, Alabama.

Property Address: 5911 Forest Lakes Cove, Sterrett, Alabama 35147
Tax ID.: 09 5 21 0 000 001.418

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. **Order # 709363**

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 16 day of July, 2014.

PLYMOUTH PARK TAX SERVICES LLC

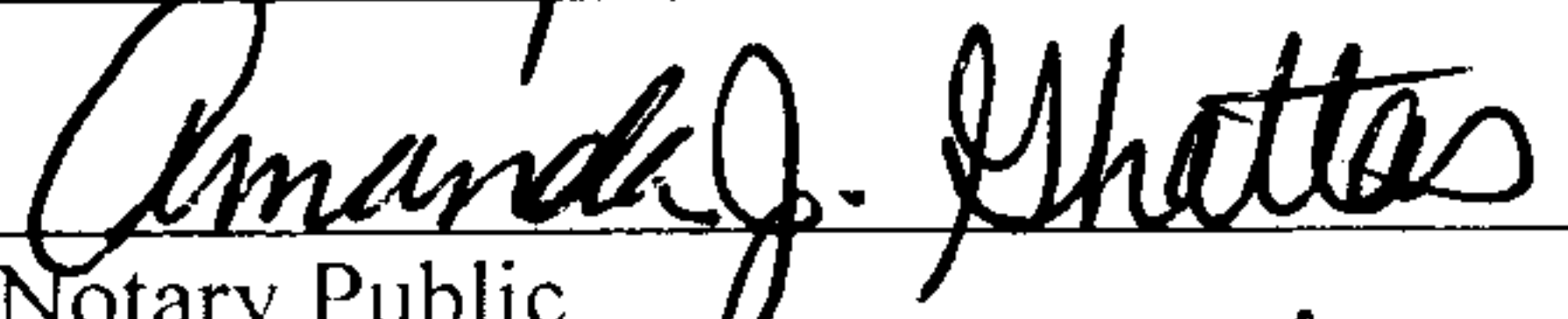
By: 

Name: **Douglas Badaszewski**
Title: **Vice President**
Plymouth Park Tax Services LLC

STATE OF ~~NEW JERSEY~~
COUNTY OF ~~MORRIS~~

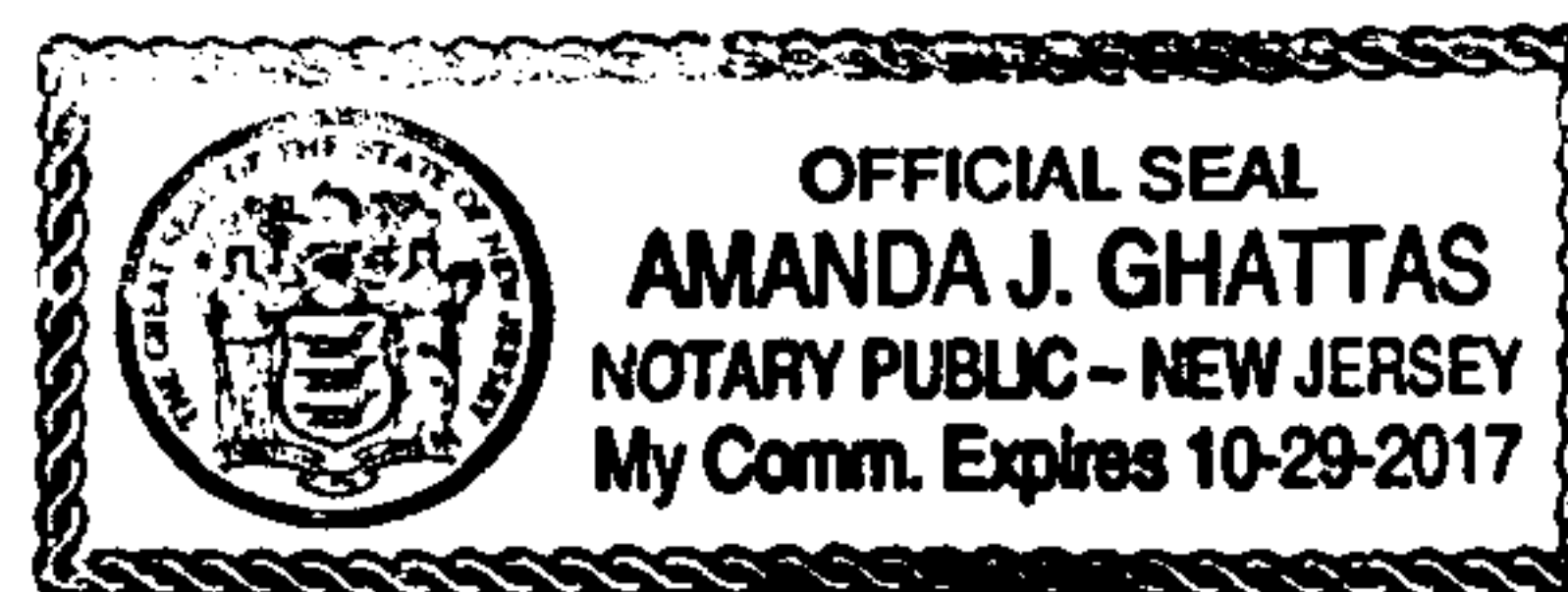
I, the undersigned Notary Public in and for said County and State, hereby certify that **Douglas Badaszewski** as Vice President in his/her full and authorized capacity on behalf of PLYMOUTH PARK TAX SERVICES LLC, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 16th day of July, 2014.


Notary Public

Amanda J. Ghattas
Print Name

My Commission expires: 10-29-2017



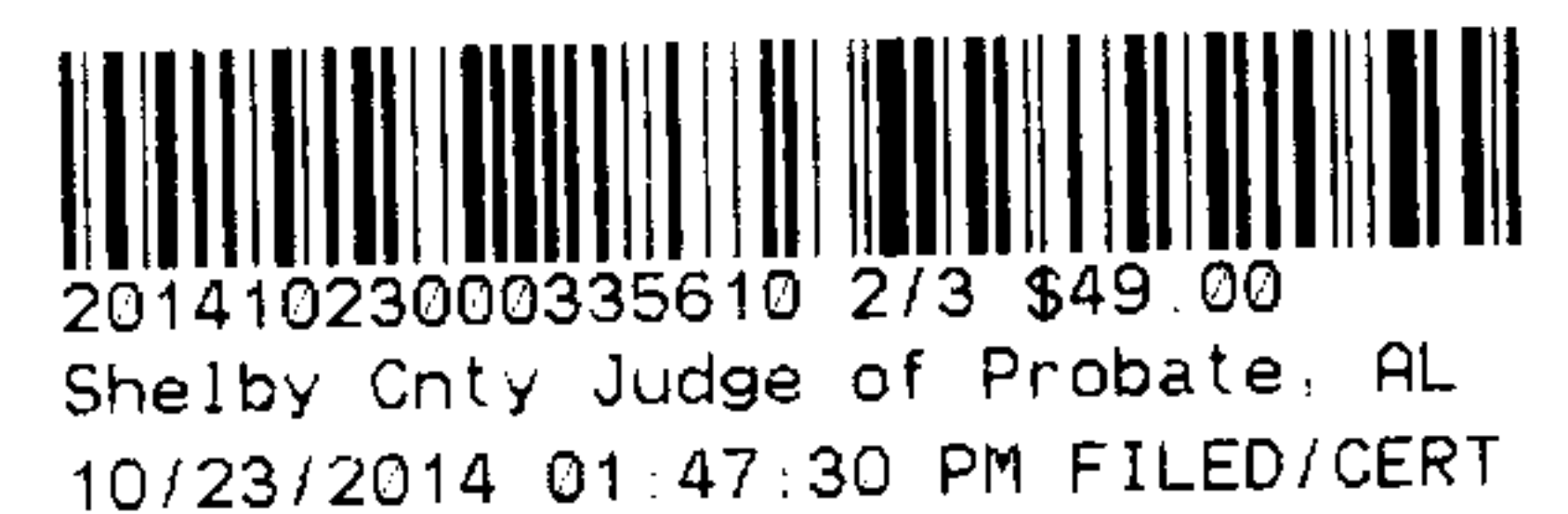
This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004, P.O. Box 1896, Fairhope, AL 36532
Deeds on Demand, PC, 5029 Corporate Woods Dr., Ste 175, Virginia Beach, VA 23462

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Real Estate Sales Validation Form

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

Grantor's Name Plymouth Park Tax Services LLC
Mailing Address 300 Convergence Way
Floor 1
Whippany, NJ 07981

Grantee's Name Proper Financial 1, LLC
Mailing Address 7990 IH-10 West
Ste 200
San Antonio, TX 78230

Property Address 5911 FOREST LAKES CIRCLE
STERRETT, AL, 35147

Date of Sale 7/16/14
Total Purchase Price \$ 28,527.46

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 av

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 9/22/14

Print Mary Belan Daggett

Unattested

Shel
(verified by)

Sign M. Daggett

(Grantor/Grantee/Owner/Agent) circle one