

20150423000132180 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
04/23/2015 01:43:15 PM FILED/CERT

This instrument prepared by:
William S. Hereford
Burr & Forman LLP
Suite 3400
420 North 20th Street
Birmingham, Alabama 35203

TITLE NOT EXAMINED
Send Tax Notice To:
9120 Waterfowl Flyway
Chesterfield, VA 23838

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Thirty Thousand and 00/100 Dollars (\$30,000.00), together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Propel Financial 1, LLC** ("GRANTOR") does hereby remise, release, and quitclaim unto the **Estate of Foster G. Hoyt** ("GRANTEE"), all of its right, title and interest, if any, in and to the following described real property, situated in Shelby County, Alabama, to wit:

SHELBY COUNTY PARCEL# 58/09/05/21/0/000/001.315

LEGAL DESCRIPTION LOT 4, ACCORDING TO THE MAP OF THE ESTATES OF FOREST PARKS, AS RECORDED IN MAP BOOK 27, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

(the "Property").

This deed conveys any and all interests of Grantor in such Property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 6 day of April 2015.

PROPEL FINANCIAL 1, LLC

By: Thomas DeFrancesco
Name: Thomas DeFrancesco
Title: Assistant Secretary

Shelby County, AL 04/23/2015
State of Alabama
Deed Tax: \$30.00

STATE OF NEW JERSEY)

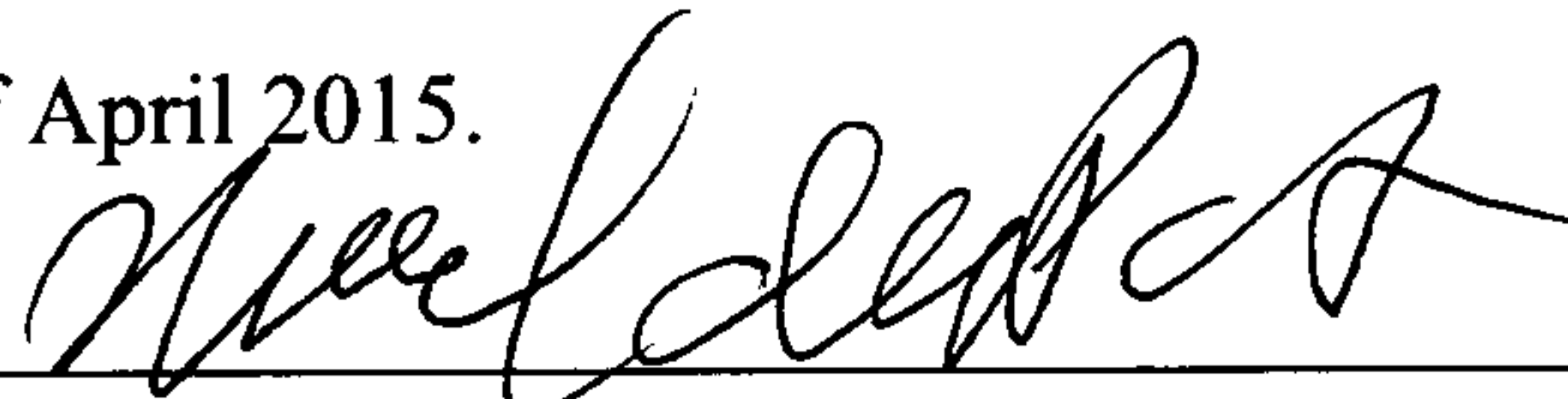
ESSEX COUNTY)



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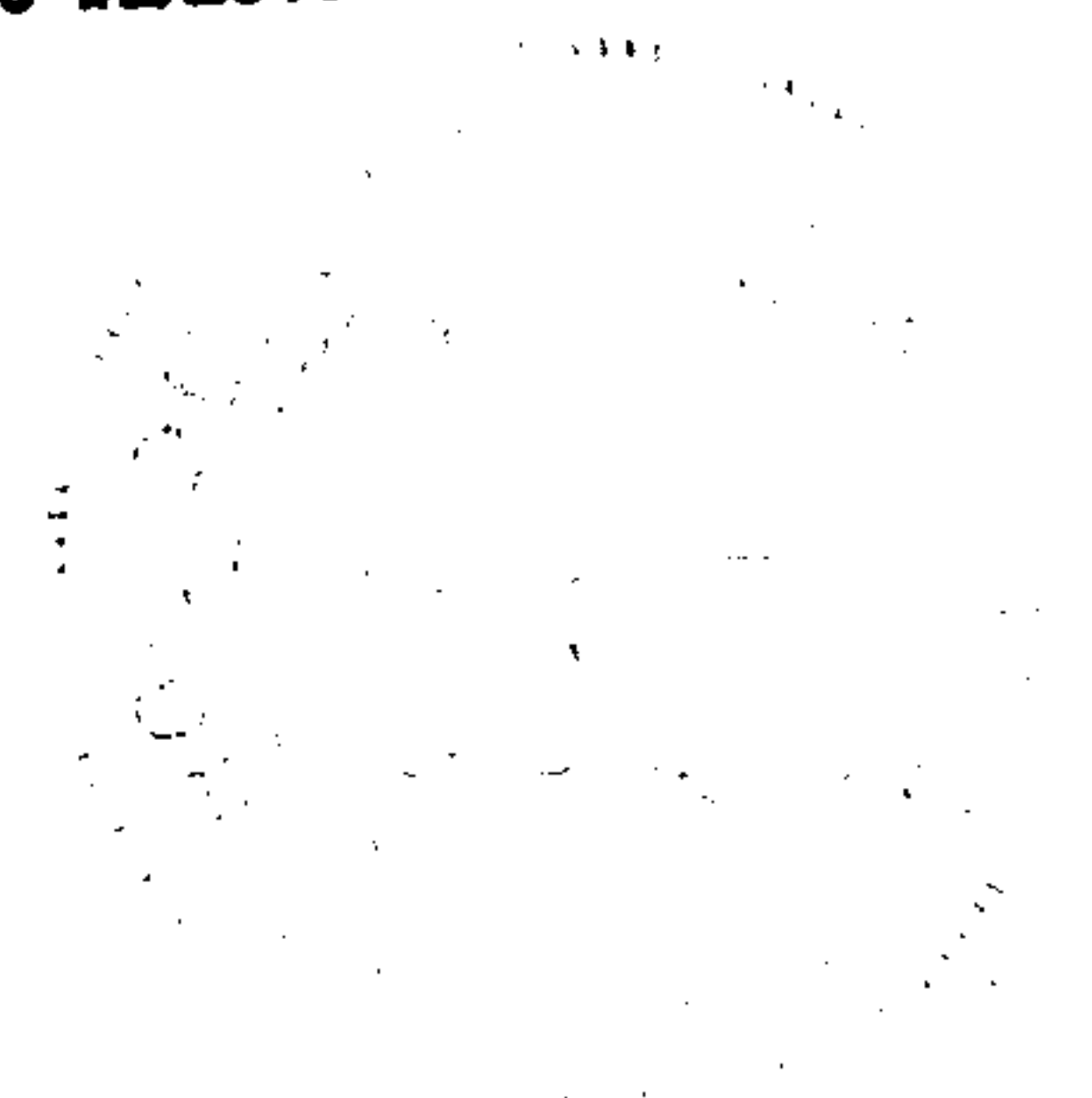
I, Nichol Dupont, a Notary Public in and for said County, in said State, hereby certify that Thomas DeFrancesco, whose name is signed to the foregoing conveyance as Assistant Secretary of Propel Financial 1, LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day same bears date, as the authorized representative and as the act of Propel Financial 1, LLC.

Given under my hand and seal this 6th day of April 2015.



Notary Public
My commission expires: _____

NICHOL DUPONT
NOTARY PUBLIC OF NEW JERSEY
ID # 2444271
My Commission Expires 4/2/2019



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	Propel Financial 1, LLC	Grantee's Name:	Estate of Foster G. Hoyt
Grantor's Address:	7990 Interstate 10W, #200 San Antonio, TX 78230	Grantee's Address:	9120 Waterfowl Flyway Chesterfield, VA 23838
Property Address:	Shelby County Parcel #58/09/05/21/0/000/001.315 Lot 4, according to the Map of the Estates of Forest Parks, as recorded in Map Book 27, Page 6, in the Probate Office of Shelby County, Alabama.	Date of Sale:	4/6/2015
		Total Purchase Price:	\$30,000.00
		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.)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other: Redemption
<input type="checkbox"/> Closing Statement	

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(s) conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person(s) 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. 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. Taxpayer will be penalized pursuant to Code of Alabama 1975§40-22-1(h).

I attest, to the best of my knowledge and belief, the information contained in this document is true and accurate. I 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:

Print:

John T. Nation

☐ Unattested

Sign:

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) Circle One

FORM RT-1



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