

THIS INSTRUMENT PREPARED BY:

A. Devin Catlin, Esq.
K&L Gates LLP
214 N. Tryon St., 47th Floor
Charlotte, NC 28202

SEND TAX NOTICE TO:

Grantee
131 Willow View Lane
Wilsonville, AL 35186-5401



20150708000230690 1/5 \$45.00
Shelby Cnty Judge of Probate, AL
07/08/2015 01:48:53 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **REDUS ALABAMA, LLC**, a Delaware limited liability company (the "Grantor"), the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys, unto **DARRELL D. DEL ROSARIO** and **APRIL R. DEL ROSARIO** (collectively, "Grantee"), the real property described on **Exhibit A** hereto, together with all improvements, fixtures, rights, privileges, easements and other appurtenances, to the extent thereon or relating thereto (the "Property").

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And, said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as specifically listed on **Exhibit B** attached hereto, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall specially warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by or through Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

REDUS Alabama, LLC
c/o Wells Fargo Bank, N.A.
301 S. College St.
Charlotte, NC 28202

Grantee's Name and Mailing Address:

Darrell D. and April R. Del Rosario
131 Willow View Lane
Wilsonville, AL 35186-5401

Property Address: 3000 Chelsea Ridge Trail, Chelsea, Alabama 35051

Purchase Price: \$19,000.00

The Purchase Price of the Property can be verified by the closing statement.


Shelby County, AL 07/08/2015
State of Alabama
Deed Tax: \$19.00

IN WITNESS WHEREOF, the Grantor by Erin M. Acton as Assistant Vice President of REDUS Properties, Inc., the sole member and manager of REDUS Alabama, LLC, who is authorized to execute this conveyance has hereunto set its signature and seal, this 30 day of JUNE, 2015.

REDUS ALABAMA, LLC, a Delaware limited liability company

By: REDUS Properties, Inc., a Delaware corporation, its sole member and manager

By: [Signature]
Name: Erin M. Acton
Title: AVP


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STATE OF Florida)
Duval COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Erin M. Acton, whose name as Assistant Vice President of REDUS Properties, Inc., sole member and manager of REDUS Alabama, LLC, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30 day of JUNE, 2015.

CARRAY YOUNG
Notary Public, State of Florida
My Comm. Expires Feb. 4, 2017
Commission No. EE 852371

[Signature]
Notary Public
My Commission Expires: 2/4/17

EXHIBIT A

DESCRIPTION OF PREMISES

Lot 33, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35 page 150 in the Probate Office of Shelby County, Alabama.

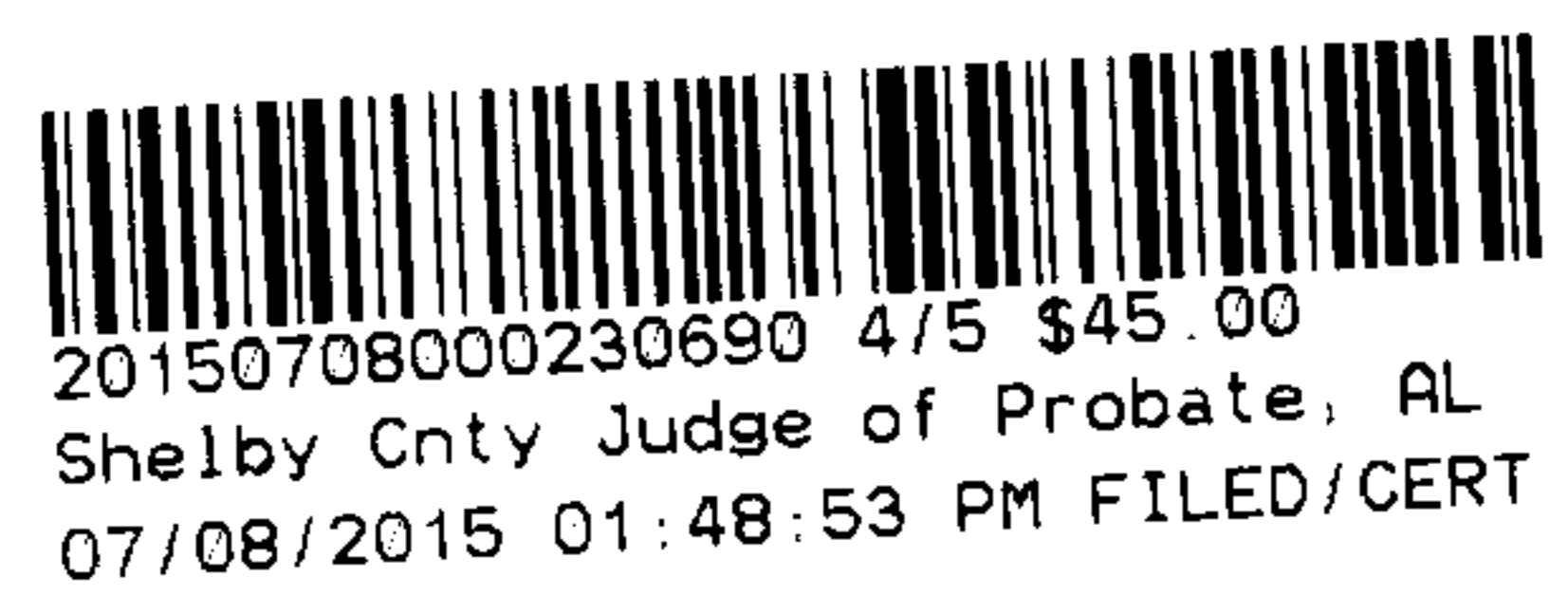


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EXHIBIT B

PERMITTED ENCUMBRANCES

1. All matters of record.
2. All matters disclosed by a current, accurate survey of the Property.
3. Taxes for 2015 and subsequent years.



Real Estate Sales Validation Form

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

Grantor's Name Redus Alben, AL
 Mailing Address 4 George Vaughn
300 Cahaba Park Circle, Ste 200
Birmingham AL 35243

Grantee's Name Darrell D. De/Rosario
 Mailing Address 131 Willow View Lane
Willsville AL 35186

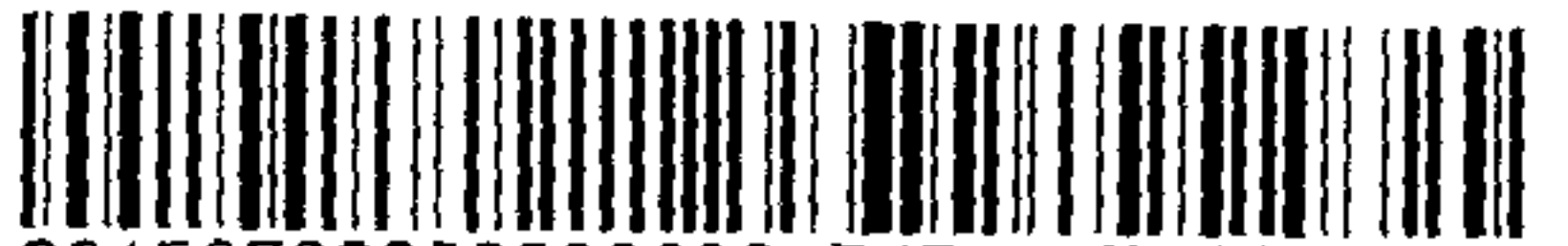
Property Address 131 Willow View Lane
Willsville, AL 35186

Date of Sale 6/30/2015
 Total Purchase Price \$ 19,000
 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


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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 6/30/2015

Print George Vaughn

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one