

This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Innovative Building Services, LLC  
225 Salisbury Circle  
Birmingham, AL 35242

**CORPORATE STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Thirteen Thousand and 00/100 Dollars (\$13,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, PROPEL FINANCIAL 1, LLC (herein referred to as GRANTOR) does grant, bargain, sell and convey unto INNOVATIVE BUILDING SERVICES, LLC (herein referred to as GRANTEES) all of its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

Lot 7, according to the Survey of Eagle Point, 12<sup>th</sup> Sector, Phase I, as recorded in Map Book 22, page 43 A & B, in the Probate Office of Shelby County, Alabama.


PARCEL ID No.: 09-3-06-0-006-003.000

This conveyance is subject to:

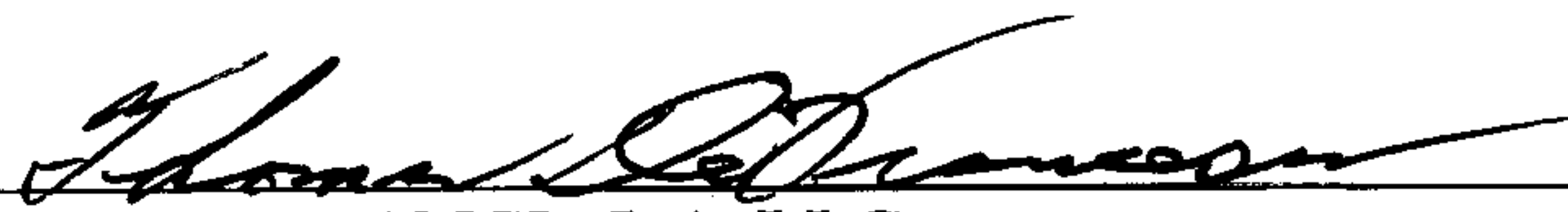
1. The lien of ad valorem taxes for the tax year 2015 and subsequent years not yet due and payable.
2. Matters which would be disclosed by an accurate survey and inspection of subject property.
3. Coal, oil, gas and other mineral rights in, to or under the land herein described not owned by Grantor.
4. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record; however, the reference to the foregoing shall not serve to reimpose the same to the extent same are invalid or unenforceable.

To have and to hold said GRANTEE forever.

Shelby County, AL 08/05/2015  
State of Alabama  
Deed Tax: \$13.00

  
20150805000268900 1/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
08/05/2015 10:08:39 AM FILED/CERT


Dated this the 22 day of July, 2015.

  
PROPEL FINANCIAL 1, LLC  
BY THOMAS DEFRANCESCO, ASSISTANT SECRETARY

STATE OF N.J.  
COUNTY OF Essex

I, Nichol duPont, a Notary Public in and for said County, in said State, hereby certify that THOMAS DEFRANCESCO, as ASSISTANT SECRETARY of PROPEL FINANCIAL 1, LLC whose name is signed to the foregoing conveyance on behalf of PROPEL FINANCIAL 1, LLC, who with full authority to do so, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 22 day of July, 2015.

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

**Property Address:**  
1125 Eagle Park Rd.  
Birmingham, AL 35244

**Grantee's Address:**  
225 Salisbury Cir.  
Birmingham, AL 35242

**Grantor's Address:**  
103 Eisenhower Pkwy., Suite 303  
Roseland, NJ 07068

  
20150805000268900 2/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
08/05/2015 10:08:39 AM 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 Propel Financial 1, LLC  
Mailing Address 103 Eisenhower Pkwy., Ste. 303  
Roseland, NJ 07068

Grantee's Name Innovative Building Services, LLC  
Mailing Address 225 Salisbury Cir.  
Birmingham, AL 35242

Property Address 1125 Eagle Park Rd.  
Birmingham, AL 35244

Date of Sale 7/30/15

Total Purchase Price \$ 13,000.00

or

Actual Value \$


or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other

  
20150805000268900 3/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
08/05/2015 10:08:39 AM FILED/CERT

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

## 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.


Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 7/30/15

Print John A. Gant

Sign   
(Owner/Agent) circle one