

Shelby County, AL 08/12/2015
State of Alabama
Deed Tax: \$75.00


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:
The Estate of Eddie Randall Griffin
c/o Guy D. Chappell, III
3520 Independence Dr., Suite 101
Birmingham, AL 35209-4187

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)


20150812000280050 1/3 \$95.00
Shelby Cnty Judge of Probate, AL
08/12/2015 04:02:52 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00), 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 Eddie Randall Griffin** ("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# 58-03-09-29-0-003-029.000

LEGAL DESCRIPTION: Lot 29, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, 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. Notwithstanding the foregoing, Grantor warrants to Grantee that it is the holder of the interest in said Property under that certain tax deed recorded as Instrument 20120713000249560 in the office of the Judge of Probate of Shelby County, Alabama, and that Grantor has not conveyed any interest in the aforesaid Property to any other person or entity or executed any mortgage or other encumbrance of any such interest.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 10 day of August 2015.

PROPEL FINANCIAL 1, LLC

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

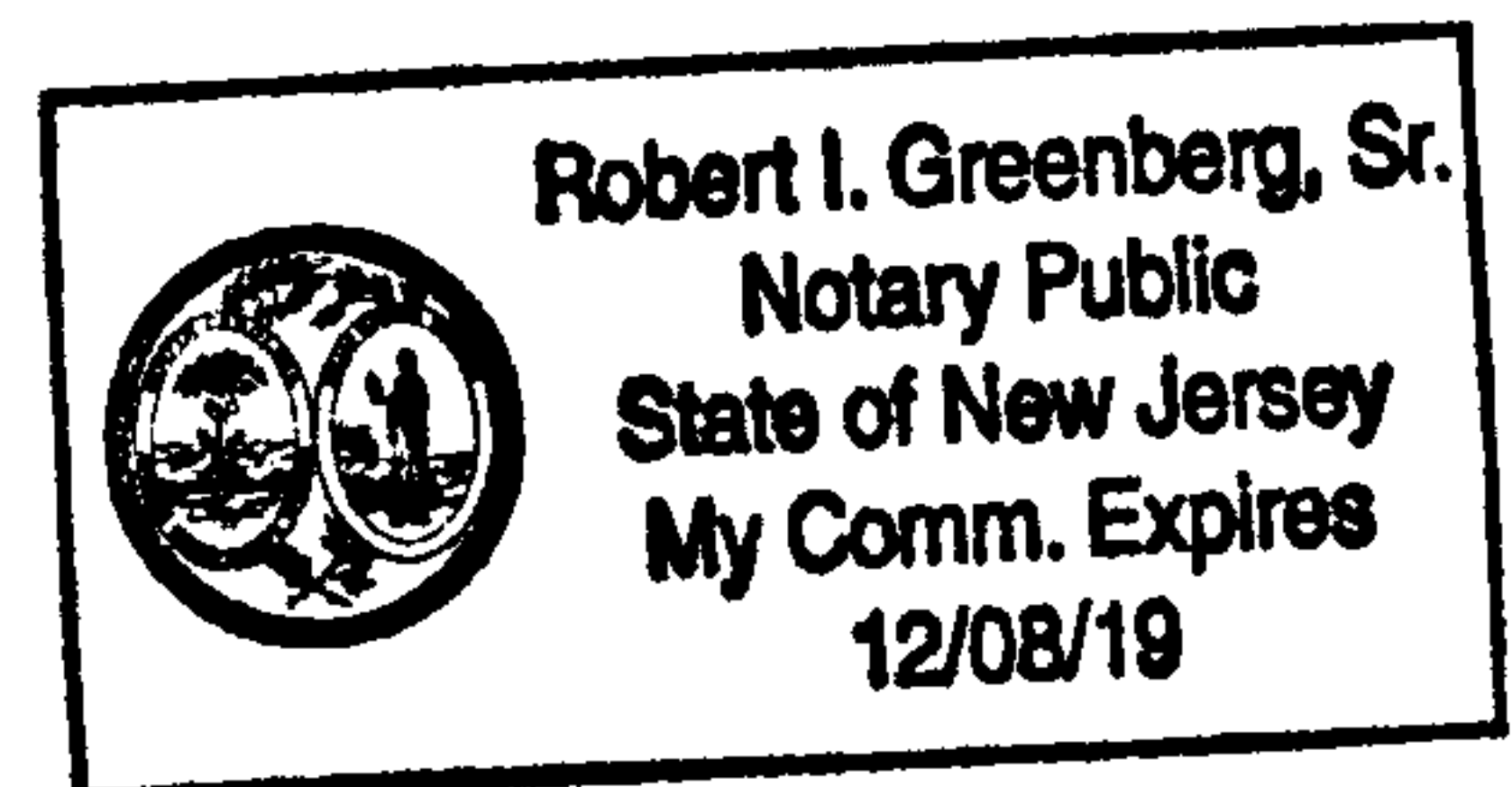
STATE OF NEW JERSEY)

ESSEX COUNTY)

I, Bvt (MM), 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 10 day of August 2015.

Bvt (MM)
Notary Public
My commission expires: 12/8/19



20150812000280050 2/3 \$95.00
Shelby Cnty Judge of Probate, AL
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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: Propel Financial 1, LLC	Grantees' Names: The Estate of Eddie Randall Griffin
Mailing Address: 103 Eisenhower Parkway, Ste 303 Roseland, NJ 07068	Mailing Address: c/o Guy D. Chappell, P.C. 3250 Independence Dr., Ste 101 Birmingham, AL 35209
Property Address: 179 Calumet Drive Birmingham, AL 35242	Date of Sale: August 10, 2015
	Total Purchase Price: \$75,000.00 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):

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other:

***This deed is being recorded to perfect title to real estate pursuant to Ala. Code § 40-22-1(b)(2).**

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.

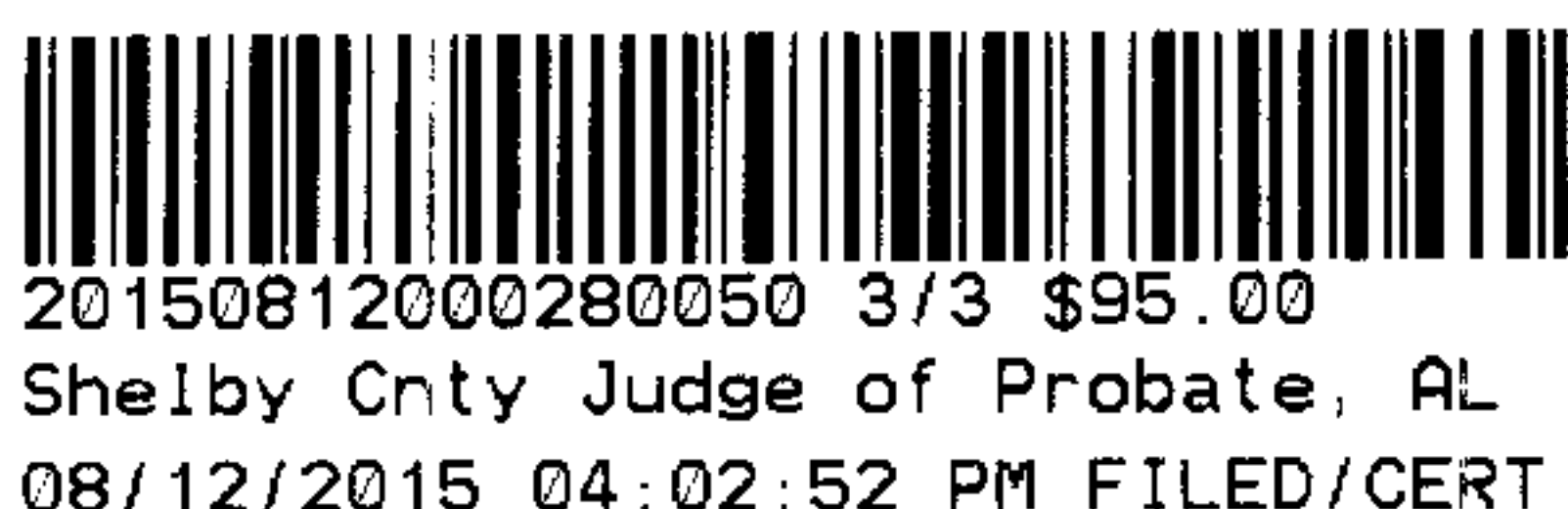
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: August 12, 2015



PROPEL FINANCIAL 1, LLC

By:

William S. Hereford, Attorney for Propel Financial I, LLC