

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:**

Cynthia M. Coy  
Ruth Mason Courten  
5911 Forest Lake CV  
Sterrett, AL 35147

## QUITCLAIM DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of Eighty Four Thousand and 00/100 Dollars (\$84,000.00), cash in hand paid, 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 **Cynthia M. Coy, an unmarried individual, and Ruth Mason Courten, an unmarried individual (the "GRANTEES")** as joint tenants with right of survivorship, Grantor's right, title and interest, if any, in and to the following described real property, situated in Shelby County, Alabama, to wit:

SHELBY COUNTY PARCEL #58/09/05/21/0/000/001.418

LEGAL DESCRIPTION: Lot 446, according to the Final Plat, Forest Lakes, Sector 5, as shown by Map Book 34, Page 122, A, B and C, in the Probate Office of Shelby County, Alabama

(the "Property").


This deed conveys any and all interests of Grantor in such Property as established by the tax deed recorded as Instrument #20120319000092900, in the Office of the Judge of Probate of Shelby County, Alabama, and the quitclaim deed recorded as Instrument #2014023000335610, in the Office of the Judge of Probate of Shelby County, Alabama, 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 14 day of September 2015.

By: Thomas DeFrancesco  
**Thomas DeFrancesco, as Assistant Secretary -**  
**Propel Financial 1, LLC**

Shelby County, AL 09/17/2015  
State of Alabama  
Deed Tax: \$84.00

  
20150917000325660 1/3 \$104.00  
Shelby Cnty Judge of Probate, AL  
09/17/2015 08:42:01 AM FILED/CERT

STATE OF NEW JERSEY )

ESSEX COUNTY )

I, Iman Abdella, a Notary Public in and for said County, in said State, hereby certify that Thomas DeFrancesco, as Assistant Secretary-Propel Financial 1, LLC, whose name is signed to the foregoing, 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 on behalf of Propel Financial 1, LLC.

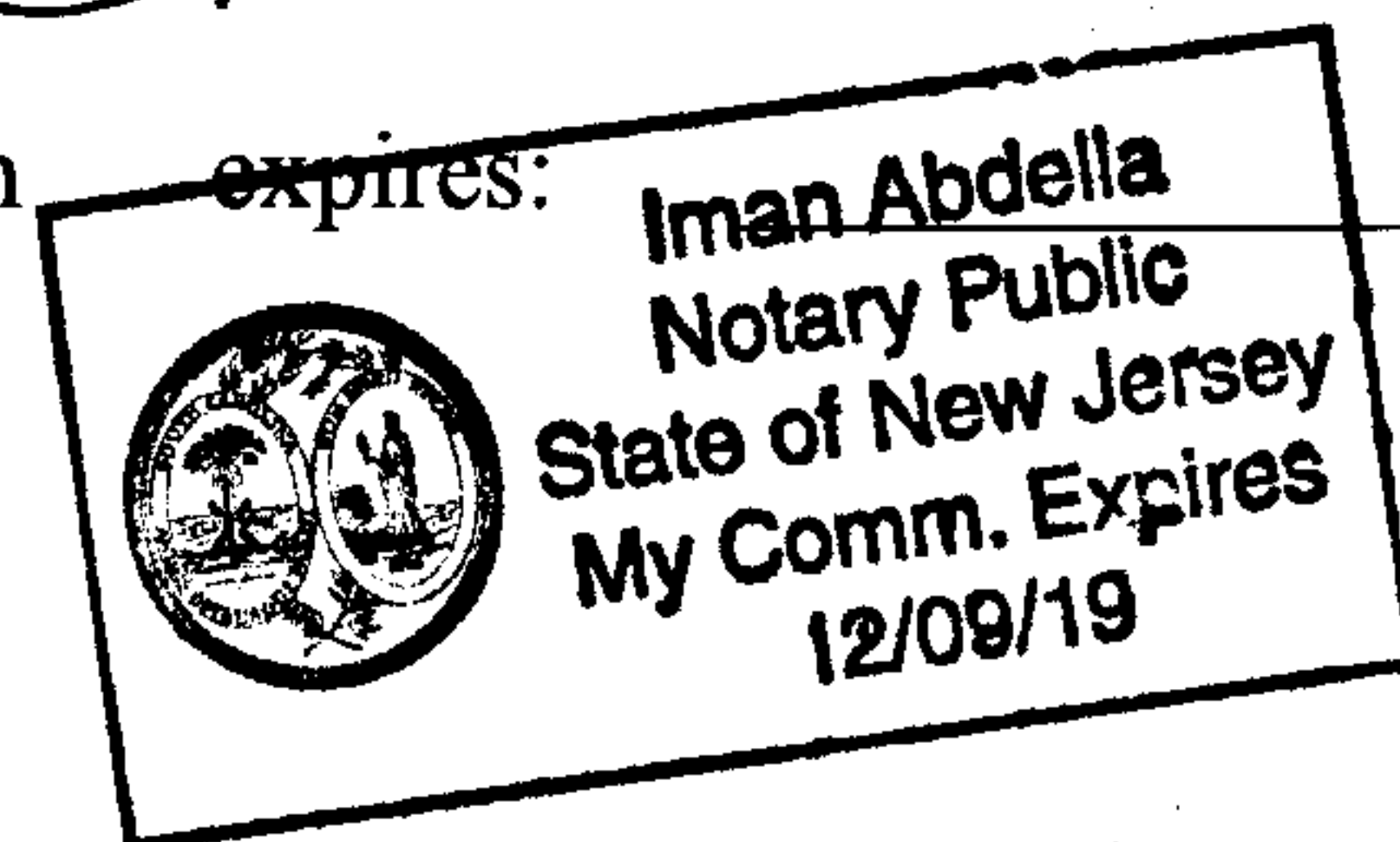
Given under my hand and seal this 14<sup>th</sup> day of September 2015.

Iman Abdella

Notary Public

My commission

expires:



20150917000325660 2/3 \$104.00  
Shelby Cnty Judge of Probate, AL  
09/17/2015 08:42:01 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	Grantees' Names: Cynthia M. Coy and Ruth Mason Courten
Mailing Address: 103 Eisenhower Parkway, Ste 303 Roseland, NJ 07068	Mailing Address: 5911 Forest Lake CV Sterrett, AL 35147
Property Address: 5911 Forest Lake CV Sterrett, AL 35147	Date of Sale: September 11, 2015
	Total Purchase Price: \$84,000.00 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                      ☐ Appraisal  
☐ Sales Contract                  ☒ Other: Redemption of May 1, 2008 Tax Sale of property.  
☐ 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 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: September 15, 2015

**PROPEL FINANCIAL 1, LLC**

By:

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