

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:
Sulaiman Khan
1164 W. Tennyson Rd.
Hayward, CA 94544

CORPORATE STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Thirty Five Thousand and 00/100 Dollars (\$35,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, PROPEL FINANCIAL 1, LLC (herein referred to as GRANTOR) does grant, bargain, sell and convey unto SULAIMAN KHAN (herein referred to as GRANTEE) all of its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"


PARCEL ID No.: 22-7-35-2-005-042.000

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 09/18/2015
State of Alabama
Deed Tax: \$35.00


20150918000327160 1/4 \$58.00
Shelby Cnty Judge of Probate, AL
09/18/2015 10:13:57 AM FILED/CERT


Dated this the 8 day of Sept, 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 8 day of Sept, 2015.


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

Property Address:
Waterford Trail
Calera, AL 35040

Grantee's Address:
1164 W. Tennyson Rd.
Hayward, CA 94544

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



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EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 S., RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 575.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN AN EASTERLY DIRECTION FOR A DISTANCE OF 692.77 FEET TO THE POINT; THENCE AN INTERIOR ANGLE TO THE LEFT 89°37'52" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 733.41 FEET TO THE POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 158°38'42" AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 97.37 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 14°34'07" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 268.50 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT 128°32'22" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 43.44 FEET; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 104°48'52" AND RUN IN A SOUTHWESTERLY DIRECTION OF 286.60 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 155°08'14" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 341.17 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 104°16'01" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 211.79 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 100°11'26" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 234.31 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 94°04'23" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 46.17 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 94°04'22" AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 219.44 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 83°36'12" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 349.65 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 102°11'31" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 180.95 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 80°30'01" AND RUN IN A SOUTHWESTERLY DIRECTION OF 94.26 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 87°35'31" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 119.83 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 128°54'15" AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 188.83 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 168°06'35" AND RUN IN A NORTHEASTERLY DIRECTION OF 51.26 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT 172°33'24" AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 150.0 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90°00'00" AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 114.5 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 152°54'33" AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 203.83 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 122°20'14" AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 284.06 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 113°04'38" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 237.64 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 145°17'23" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 180.19 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 81°07'27" AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 394.69 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



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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
Mailing Address 103 Eisenhower Pkwy., Ste. 303
Roseland, NJ 07068

Grantee's Name Sulaiman Khan
Mailing Address 1164 W. Tennyson Rd.
Hayward, CA 94544

Property Address Waterford Trail (acreage)
Calera, AL 35040

Date of Sale 9/9/15
Total Purchase Price \$ 35,000.00



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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

* 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 9/9/15

Print John A. Gant

Sign

(Owner / Agent) circle one