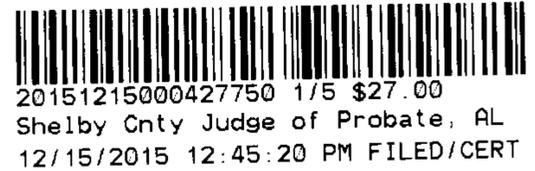


Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Keystone National Group**  
5000 Executive Parkway  
Suite 445  
San Ramon, CA 94583

**WARRANTY DEED**

**STATE OF ALABAMA**            }  
**COUNTY OF SHELBY**        }



KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **One Hundred Ninety-Five Thousand Seven Hundred Fifty Dollars (\$195,750.00)** to the undersigned, **Keystone V Homes, LLC, a Delaware Limited Liability Company**, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto **Keystone V Homes Holdings, LLC, a Delaware Limited Liability Company**, (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama** to wit:

**See Exhibit "A"**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$195,750.00 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

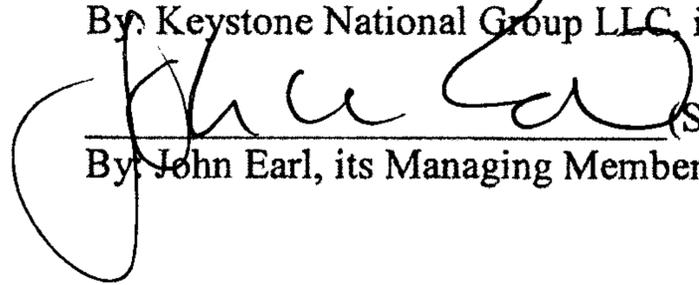
TO HAVE AND TO HOLD the tracts or parcels of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Manager, Keystone National Group, LLC, by its Managing Members, who are authorized to execute this conveyance, have hereto set their signatures and seals on the date stated in the notary acknowledgement, however, the same shall not be effective until the 10<sup>th</sup> day of December, 2015.

V

Keystone ~~Partners~~ Homes, LLC, a Delaware Limited Liability Company  
By: Keystone National Group LLC, its Manager

 (SEAL)  
By: John Earl, its Managing Member

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **John Earl**, whose name as **Managing Member of Keystone National Group, LLC, Manager for Keystone Partners Homes, LLC**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
Notary Public  
My commission expires:



20151215000427750 2/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/15/2015 12:45:20 PM FILED/CERT

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Contra Costa }



20151215000427750 3/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/15/2015 12:45:20 PM FILED/CERT

On December 10, 2015 before me, Michael Prilutsky, Notary Public,  
(Here insert name and title of the officer)

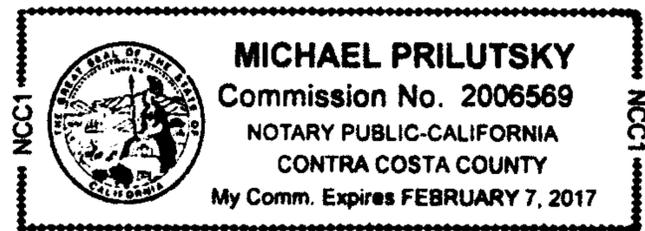
personally appeared John Earl,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) (s) are subscribed to the within instrument and acknowledged to me that  
(he) she/they executed the same in (his) her/their authorized capacity(ies), and that by  
(his) her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

:

**EXHIBIT A LEGAL DESCRIPTION**

**1026 3RD AVENUE NW PIN: 13-7-35-3-002-007.000**

**LOT 3, BLOCK 3, ACCORDING TO FARRIS-SMITH SUBDIVISION, RECORDED IN MAP BOOK 4 PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**AND**

**1337 3RD AVENUE SW PIN: 23-2-03-1-001-036.000**

**LOT 21, ACCORDING TO THE SURVEY OF KENTON BRANT NICKERSON SUBDIVISION, AS RECORDED IN MAP BOOK 5 PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

  
20151215000427750 4/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/15/2015 12:45:20 PM 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 Keystone V Homes, LLC  
Mailing Address 5000 Executive Pkwy  
Suite 445  
San Ramon, CA 94583

Grantee's Name Keystone V Homes Holdings  
Mailing Address 5000 Executive Pkwy  
Suite 445  
San Ramon, CA 94583

Property Address various addresses  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 12/11/15  
Total Purchase Price \$ 195,750.00  
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 loan allocation value

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 12/11/15

Print Amy Florine Courtney

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Print Form

Form RT-1