


SEND TAX NOTICE TO:
PROMINENCE HOMES, LLC
2084 VALLEYDALE ROAD
HOOVER, AL 35244


20160222000054400 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/22/2016 01:13:24 PM FILED/CERT

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of **Thirty-Five Thousand and 00/100 (\$35,000.00)** in hand paid to the undersigned **RREF CB SBL-AL TWO, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** (hereinafter referred to as "Grantor") by **PROMINENCE HOMES, LLC**, (hereinafter referred to as GRANTEE(S)), I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 705, ACCORDING TO THE FINAL PLAT OF KILKERRAN AT BALLANTRAE, PHASE 1, AS RECORDED IN THE MAP BOOK 33, PAGE 99, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$281,113.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 11th day of February, 2016.

RREF CB SBL-AL TWO, LLC. AN ALABAMA LIMITED LIABILITY COMPANY

BY: RREF CB SBL ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: RIALTO CAPITAL ADVISORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS ATTORNEY-IN-FACT

BY: 
MARK KING, AUTHORIZED SIGNATORY

BY: 
STEPHEN J. TYDE, AUTHORIZED SIGNATORY

STATE OF Georgia
COUNTY OF DeKalb

I, the undersigned authority, a Notary Public in and for said State, hereby certify that MARK KING, AUTHORIZED SIGNATORY AND STEPHEN J. TYDE, AUTHORIZED SIGNATORY, OF RIALTO CAPITAL ADVISORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ATTORNEY-IN-FACT FOR RREF CB SBL ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF RREF CB SBL-AL TWO, LLC, AN ALABAMA LIMITED LIABILITY COMPANY is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 11 day of February, 2016


NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



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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
Mailing Address:

Property Address

RREF CB SBL-AL TWO, LLC
7000 CENTRAL PARKWAY, SUITE 700
ATLANTA, GA 30328

LOT 705, KILKERRAN AT BALLANTRAE
PELHAM, AL 35124

Grantee's Name
Mailing Address:

Date of Sale:

PROMINENCE HOMES, LLC
2084 VALLEYDALE ROAD
HOOVER, AL 35244

February 12, 2016

Total Purchaser Price \$35000.00

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

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 2/16/16

Unattested Betty Royster Stevens
(verified by)

Print David Snoddy

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

