

20160418000126970  
04/18/2016 02:20:13 PM  
DEEDS 1/4

RECORD AND REQUESTED BY:  
Ricky Kwok Chong Wai  
1418 Scout Trace  
Hoover, AL 35244

File No. MCM-511859-REO

Prepared By:  
Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Tax ID No.:  
13-7-26-3-001-00.00

**SPECIAL WARRANTY DEED**

2016 THIS SPECIAL WARRANTY DEED, made the 15 day of April,  
by VENTURES TRUST 2013-I-NH BY MCM CAPITAL PARTNERS, LLC, ITS  
TRUSTEE, whose post office address is 7500 Old Georgetown Rd, Bethesda, MD 20814, hereinafter called  
Grantor(s), to RICKY KWOK CHONG WAI, A MARRIED MAN, whose post office address is 1418 Scout  
Trace, Hoover, AL 35244, hereinafter called Grantee(s):

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this  
instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of  
corporations.

**WITNESSETH:** That the Grantors, for and in consideration of the sum of \$103,000.00 and other valuable  
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,  
conveys and confirms unto the Grantee, all that certain land situated Shelby County, Alabama, viz:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

PROPERTY ADDRESS: 1111 King Arthur Court, Alabaster, AL 35007

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights,  
privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the  
said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts  
of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's  
ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing  
subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender  
shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 5 day of April, 2016

Ventures Trust 2013-I-NH

By: MCM Capital Partners, LLLP f/k/a MCM Capital Partners, LLC, its Trustee

By: Lara George, its Vice President

STATE OF Maryland }  
COUNTY OF Montgomery }

Before me, the undersigned, a Notary Public, in and for said County and State, this 15 day of April, 2016, personally appeared

Lara George  
Vice President of MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC as Trustee for VENTURES TRUST 2013-I-NH, a Statutory Trust organized and existing under the laws of the State of Delaware and acknowledged the execution of the foregoing instrument for and on behalf of said Grantor and who, have been duly sworn, stated that the representations therein contained are true.

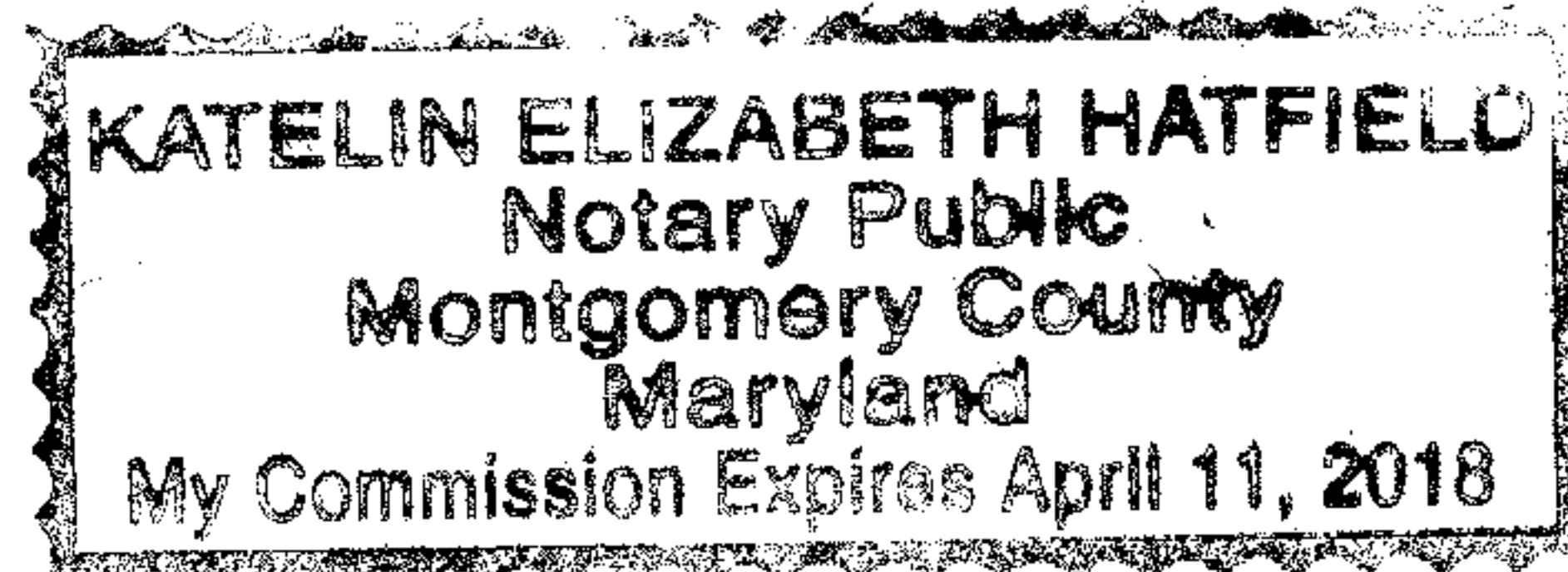
Kath A. Hatfield  
Notary Public

Printed Name: Kath A. Hatfield

My Commission Expires: 4/11/18

A Resident of Montgomery

County, Maryland



Total Purchase Price or Fair Market Value: \$109,400.00

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CITY OF ALABASTER, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2, ACCORDING TO THE SURVEY OF ROYAL PLACE, AS RECORDED IN MAP BOOK 17, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID #13-7-26-3-001-00.00

THIS BEING THE SAME PROPERTY CONVEYED TO VENTURES TRUST 2013-I-NH BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE FROM VENTURES TRUST 2013-I-NH BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE IN A DEED DATED APRIL 21, 2015 AND RECORDED APRIL 29, 2015, AS INSTRUMENT NO. 20150429000140450.



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Ventures Trust 2013-I-NH by  
Mailing Address MCM Capital Partners, LLC  
7500 Old Georgetown Road  
Bethesda MD 20814

Grantee's Name Ricky Kwok Chong Wai  
Mailing Address 1418 Scout Trace  
Hoover AL 35244

Property Address 1111 King Arthur Court  
Alabaster AL 35007

Date of Sale 4/15/16  
Total Purchase Price \$ 103000

or  
Actual Value \$

or  
Assessor's Market Value \$

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PM DEEDS 4/4

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 Deed

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 4/15/16

Print Danielle Sheets

Sign Danielle Sheets

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/18/2016 02:20:13 PM  
\$126.00 CHERRY  
20160418000126970

*[Signature]*