

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:
RioProp Holdings, LLC
C/O Propel Financial Services
7990 IH 10 West, Suite 200
San Antonio, TX 78230

CORPORATE STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One and 00/100 Dollar (\$1.00) 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 RIOPROP HOLDINGS, LLC (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"

Property address: 51 Little Rock Drive, Alabaster, AL 35007

PARCEL ID No.: 22-3-07-0-000-006.013

Effective date of this deed is March 31, 2016.

This conveyance is subject to:

1. The lien of ad valorem taxes for the tax year 2016 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.



20160624000220230 1/4 \$33.50
Shelby Cnty Judge of Probate, AL
06/24/2016 02:48:44 PM FILED/CERT

Shelby County, AL 06/24/2016
State of Alabama
Deed Tax: \$10.50

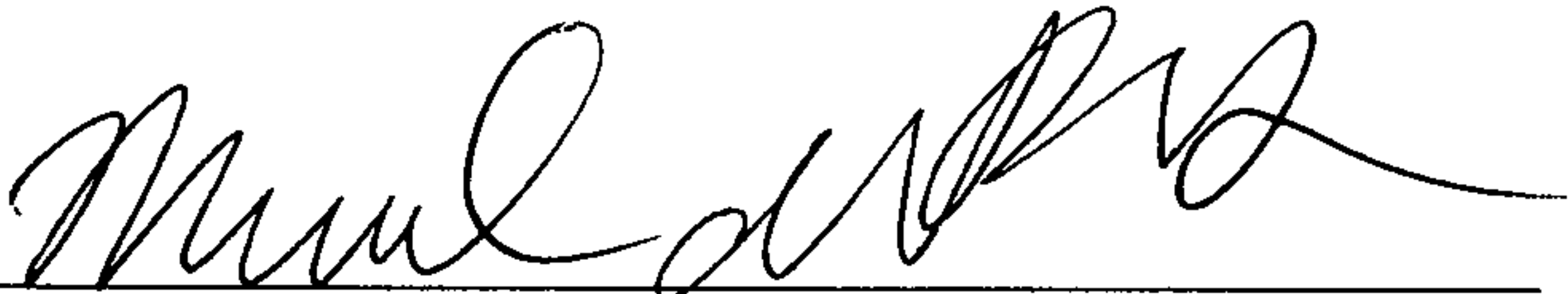


PROPEL FINANCIAL 1, LLC
BY PROPEL FINANCIAL SERVICES, LLC, AGENT
By: THOMAS DEFRANCESCO, as
SENIOR MANAGER, REO MANAGEMENT

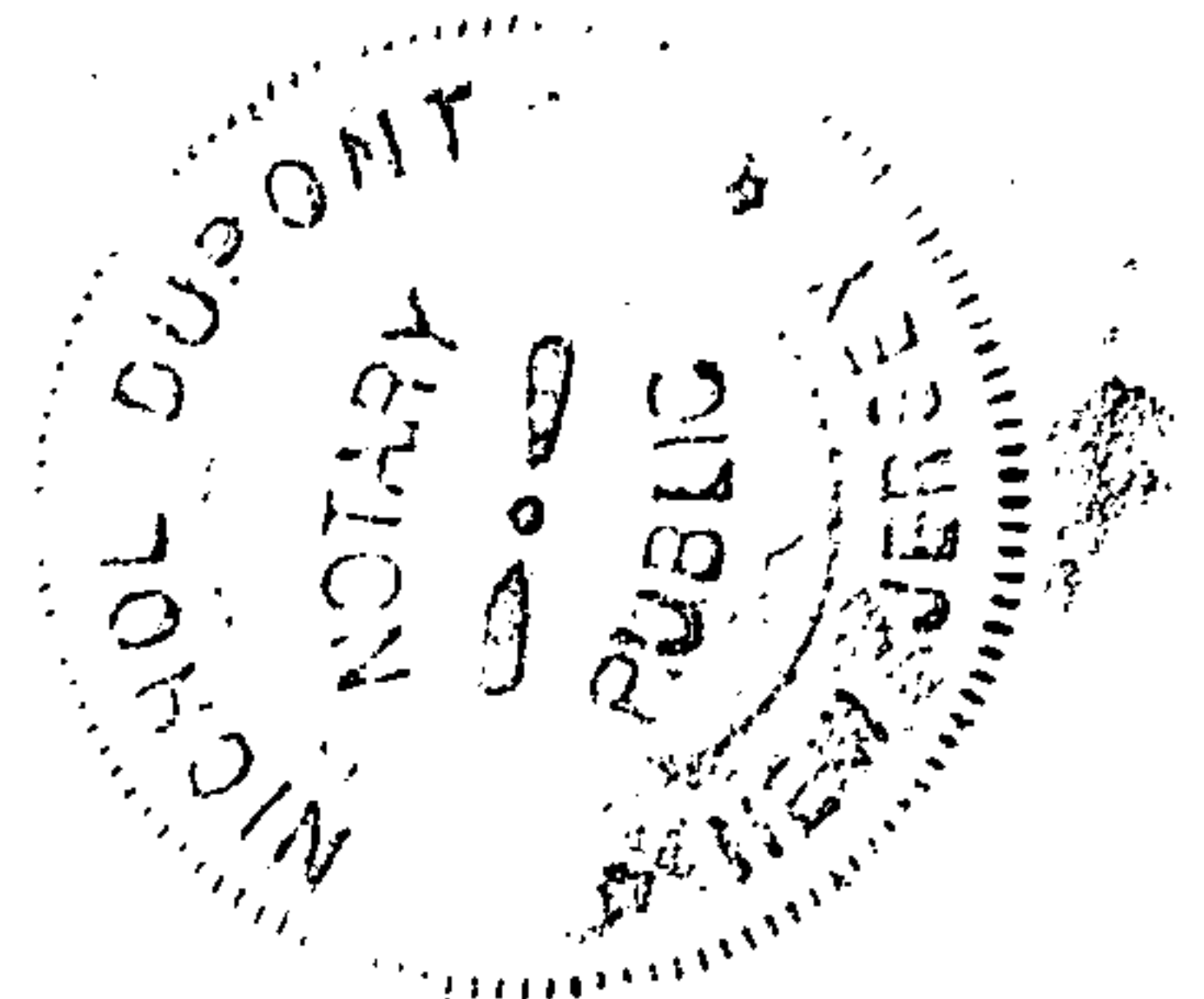
STATE OF NEW JERSEY)
COUNTY OF ESSEX)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS DEFRANCESCO, as SENIOR MANAGER, REO MANAGEMENT of PROPEL FINANCIAL SERVICES, LLC, AGENT 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 18 day of May, 2016.



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



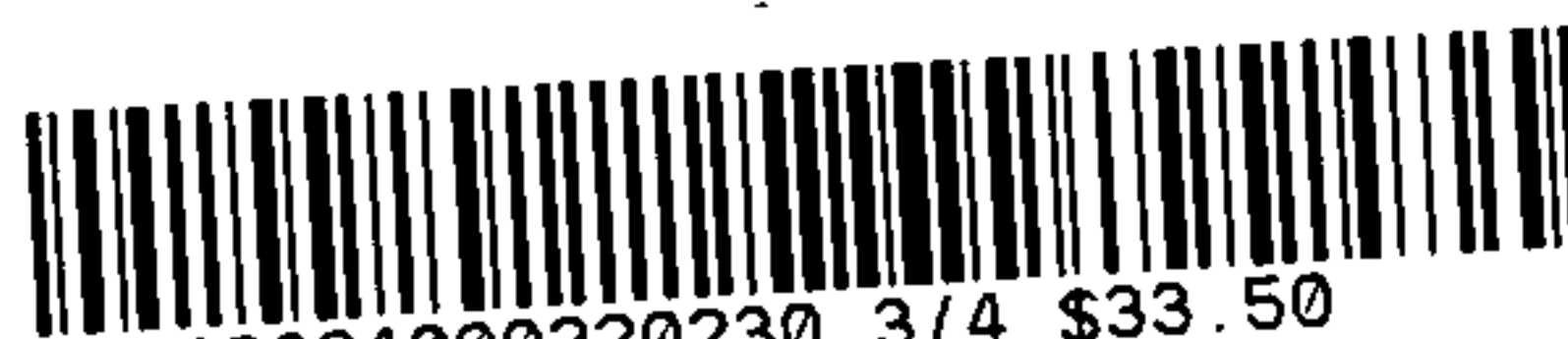
**NO TITLE SEARCH PERFORMED. THE PREPARER OF THIS INSTRUMENT HAS
NOT REVIEWED THE TITLE ON THIS PROPERTY, AND ACTS ONLY AS THE
DRAFTER OF THIS INSTRUMENT.**



20160624000220230 2/4 \$33.50
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EXHIBIT "A"

Commence at the southeast corner of the southeast quarter of the southeast quarter of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence northerly along the east line of said quarter-quarter a distance of 1,031.38 feet to a point; thence turn 87 degrees 08 minutes 03 seconds left and run westerly North 89 degrees 48 minutes 48 seconds West a distance of 738.11 feet to a point; thence run South 02 degrees 39 minutes 43 seconds East a distance of 272.28 feet to a set one half inch rebar corner and the point of beginning of the property being described; thence run South 02 degrees 40 minutes 06 seconds East a distance of 330.35 feet to a found rebar corner on the northerly margin of Highway No. 340; thence run South 81 degrees 28 minutes 09 seconds East along said margin of said Highway a distance of 100.37 feet to a set steel rebar corner; thence run North 02 degrees 43 minutes 46 seconds West a distance of 330.61 feet to a set one half inch steel rebar corner; thence run North 81 degrees 34 minutes 35 seconds West a distance of 99.97 feet to the point of beginning.



20160624000220230 3/4 \$33.50
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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

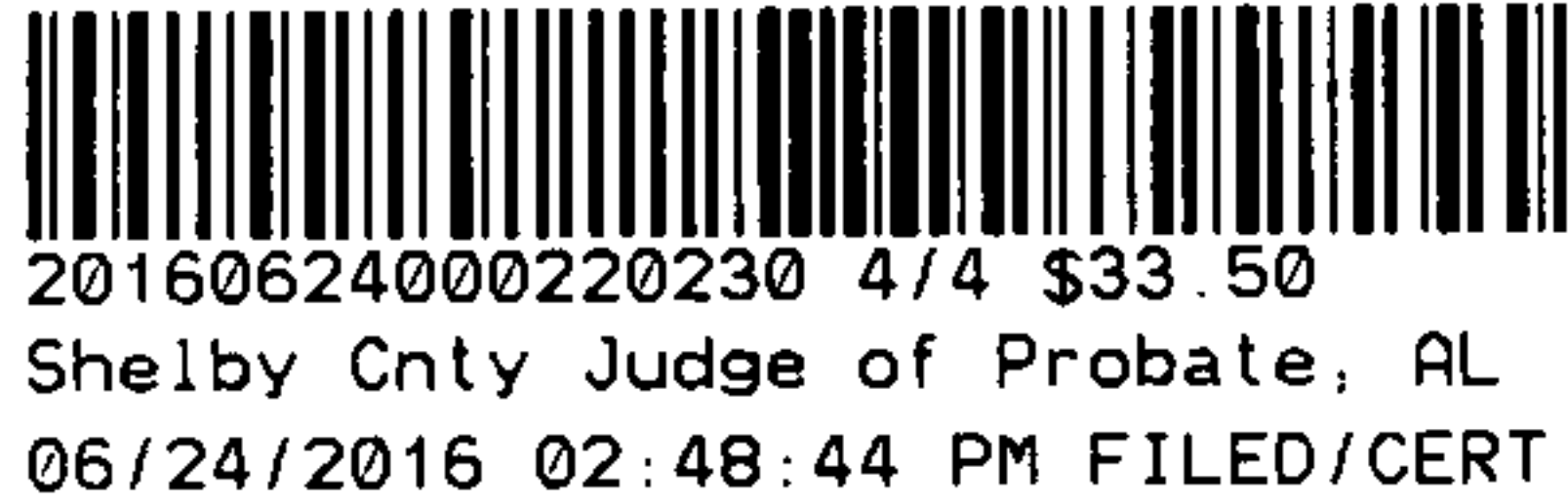
Grantee's Name RioProp Holdings, LLC
Mailing Address c/o Propel Financial Services
7990 IH 10 West, Ste. 200
San Antonio, TX 78230

Property Address 51 Little Rock Pr.
Alabaster, AL 35007

Date of Sale 3/31/16
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 10,130.00



The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage ☐ Closing Statement
☐ Bill of Sale ☒ Other - Tax Assessor's Records
☐ Sales Contract

* 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 6/14/16

Print John A. Gant

Sign

John A. Gant
(Owner / Agent) circle one