201701050000005300 1/3 \$164.00 Shelby Cnty Judge of Probate, AL 01/05/2017 02:03:25 PM FILED/CERT

WARRANTY DEED

State of Alabama

Send Tax Notice to: LHF 4 Assets, LLC 8300 N. Mopac Expressway, Suite 200 Austin, TX 78759

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED FORTY THREE THOUSAND DOLLARS (\$143,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William Patrick McGill and Ashton R. McGill, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: LHF 4 ASSETS, LLC, mailing address 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Magnolia Park, St. Charles Place, Phase Three, Section One, as recorded in Map Book 21, Page 4 in the Probate Office of Shelby County, Alabama.

Parcel Number: 13-5-21-2-000-005.066

Property Address: 126 St. Charles Drive, Helena, AL 35080

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

> Shelby County, AL 01/05/2017 State of Alabama Deed Tax:\$143.00

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this day of December, 2016. William Patrick McGill Ashton R. McGill

STATE OF ALABAMA
COUNTY JEFFERSON

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that William Patrick McGill and Ashton R. McGill, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____day of December, 2016.

NOTARY PUBLIC

Prepared by: Parker Law Firm, LLC Jeremy L Parker 1560 Montgomery Hwy Ste 205 Birmingham, AL 35216

A STATE OF THE STA JAMES L. GARY JR. Notary Public

Alabama State at Large

MY COMMISSION EXPIRES: JVW 77, 2019

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	William Patrick McGill	Grantee's Name	LHF 4 ASSETS, LLC
Mailing Address	627 Dulion Drive	Mailing Address	8300 N. Mopac
**************************************	Leeds, AL 35094		Expressway, Suite 200
			Austin, TX 78759
Property Address	126 St. Charles	Date of Sale	12/12/2016
	Helena, AL 35080	Total Purchase Price or	\$143,000
		Actual Value or	\$
		Assessor's Market Value	\$
Bill of Sale X Sales Contr Closing State If the conveyance		AppraisalOther ecordation contains all of the	
Grantor's name and ma mailing address.	-	nstructions the person or persons conveying i	nterest to property and their current
Grantee's name and ma	ailing address - provide the name of	f the person or persons to whom in	terest to property is being conveyed.
Property address - the p	physical address of the property bei	ing conveyed, if available.	
Date of Sale - the date	on which interest to the property wa	is conveyed.	
Total purchase price - the instrument offered for re	ne total amount paid for the purchasecord.	se of the property, both real and pe	ersonal, being conveyed by the
· · · · · · · · · · · · · · · · · ·	perty is not being sold, the true value cord. This may be evidenced by an	* * *	rsonal, being conveyed by the dispraiser or the assessor's current
of the property as deten	•	with the responsibility of valuing pro	value, excluding current use valuation, operty for property tax purposes will be
•	y knowledge and belief that the info se statements claimed on this form	may result in the imposition of the	penalty indicated in <u>Code of Alabama</u>
Date <u>12/12</u>	, 2016	Print X Williams	Wester Joseph
Unattested	(verified by)	Sign: Grantor/Gra	intee/Owner/Agent (circle one) Form RT-1

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