

Grantor: Pantheon Tax Receivables, LP c/o E. Bryan Nichols, Esq. 2227 First Avenue South, Suite 100 Birmingham, Alabama 35233 Grantee: Cookie Jar Investments, LLC <hr/> <hr/> <hr/>	Property Address: 3300 Highway 51 Wilsonville, Alabama 35186 Date of Conveyance: May 5, 2017 Total Purchase Price: \$10.00 Purchase Price Verification: Tax Deed Redemption  20170526000185750 1/4 \$86.50 Shelby Cnty Judge of Probate, AL 05/26/2017 03:40:38 PM FILED/CERT
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THIS DEED PREPARED WITHOUT EXAMINATION OF TITLE

QUIT CLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Pantheon Tax Receivables, LP, a limited partnership ("Grantor"), hereby releases, quitclaims and conveys to Cookie Jar Investments, LLC, an Alabama limited liability company ("Grantee"), all Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances, municipal or related assessments, or other interests of record.

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

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 12 day of May, 2017.

PANTHEON TAX RECEIVABLES, LP

By: Thomas Daniel

Print Name: THOMAS DANIELS

Its: MANAGER

STATE OF New Jersey
COUNTY OF Morris



20170526000185750 2/4 \$86.50
Shelby Cnty Judge of Probate, AL
05/26/2017 03:40:38 PM FILED/CERT

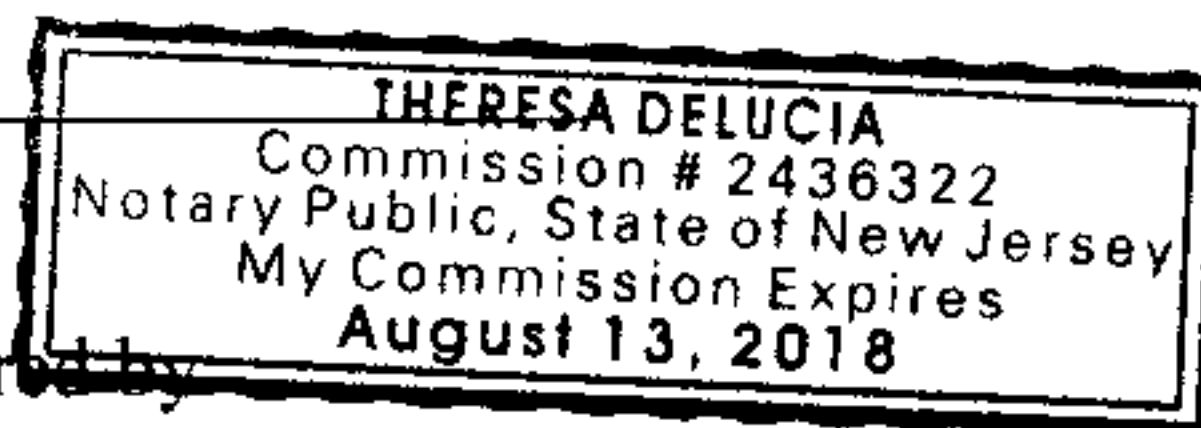
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS DANIELS, the MANAGER of PANTHEON TAX RECEIVABLES, LP, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity and with full authority executed the same voluntarily.

Given under my hand this 12 day of May, 2017.

Theresa DeLucia

Notary Public

My Commission Expires:



This instrument was prepared by

E. Bryan Nichols, Esq.
2227 First Avenue South
Suite 100
Birmingham, Alabama 35233

Exhibit A
Legal Description



20170526000185750 3/4 \$86.50
Shelby Cnty Judge of Probate, AL
05/26/2017 03:40:38 PM FILED/CERT

Parcel ID# 58//07/08/27/3/001/049.001 described as:

MAP NUMBER 07 8 27 3 000
SUB DIVISION1:
SUB DIVISION2:
PRIMARY LOT:
SECONDARY LOT:

CODE1: 00 CODE2: 00

MAP BOOK: 00 PAGE: 000
MAP BOOK: 00 PAGE: 000

PRIMARYBLOCK: 000
SECONDARYBLOCK: 000

SECTION1 27
SECTION2 00
SECTION3 00
SECTION4 00
LOT DIM1 95.00

TOWNSHIP1 19S
TOWNSHIP2 00
TOWNSHIP3 00
TOWNSHIP4
LOT DIM2 210.00

RANGE1 02E
RANGE2 00
RANGE3 00
RANGE4
ACRES 0.500 SQ FT 21,780.000

METES AND BOUNDS: . . . BEG INTER E LN SW1/4 & S ROW HWY #62 WLY450 TO POB CONT W95 S210 E90 N210 TO POB

Source of legal description is that certain instrument recorded with the Probate Judge of Shelby County, Alabama at Instrument Number 20170306000076150.

Real Estate Sales Validation Form

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

Grantor's Name PANTHEON Tax Receivables, LP Grantee's Name Cookie Jar Investments
Mailing Address C/O Bryon Nichols, Esq. Mailing Address 3300 Hwy 51
2227 First Avenue South, Suite 100 Wilsonville, Alabama
Birmingham, Alabama 35233 35186

Property Address 232 Hwy 62 Date of Sale MAY 12, 2017
Harpersville, AL Total Purchase Price \$
35078 or
Actual Value \$
or
Assessor's Market Value \$ 62,300



20170526000185750 4/4 \$86.50
Shelby Cnty Judge of Probate, AL
05/26/2017 03:40:38 PM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☒ Other TAX ASSESSOR'S OFFICE
☐ Closing Statement

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 MAY 26, 2017

Print AARON HOWARD

X Unattested Karen Melsen
(verified by)

Sign

Aaron Howard
(Grantor/Grantee/Owner/Agent) circle one