

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Bilkiss Khan
5307 Tree Crossings Pkwy.
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

20170608000201030
06/08/2017 08:07:35 AM
DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seven Thousand and NO/100 (\$7,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **RioProp Holdings, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Bilkiss Khan** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

Property Address is 1926 Mini Warehouse Road, Birmingham, Alabama 35124.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 31 day of May, 2017.

RioProp Holdings, LLC

By: [Signature]
Its: Authorized Representative

State of Texas
County of Brewer

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Joseph Liu whose name as Arthur Repahe of **RioProp Holdings, LLC**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he/she as such Arthur Repahe and with such authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal this the 30 day of May, 2017.



NOTARY PUBLIC -

My Commission Expires: 3-17-2020

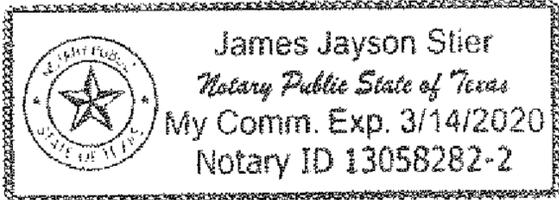


Exhibit A

Legal Description

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, being more particularly described as follows:

From the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 125.0 feet to the point of beginning; thence continue along last mentioned course for a distance of 280.70 feet; thence turn an angle to the left of 90 degrees 03 minutes 06 seconds and leaving said $\frac{1}{4}$ - $\frac{1}{4}$ section line run in an Easterly direction for a distance of 35.38 feet to a point on the Westerly right of way line of U. S. Highway #31 South and to a point of a curve to the left, having a radius of 5628.67 feet, a central angle of 2 degrees 47 minutes 09 seconds and an arc length of 273.68 feet; thence run Northerly along said right of way line and along said curve a chord distance of 273.65 feet to the intersection of said right of way line and a line of existing steel bollard poles; thence turn an angle to the left of 89 degrees 11 minutes 47 seconds and run Northwesterly along said line of bollard poles for 69.15 feet, more or less, to the point of beginning.

ALSO:

Subject to a 25' common access easement bounded by the South line of the above described property and by a line lying 25' North of the South line of the above described property.

AND ALSO:

LESS AND EXCEPT any portion contained in deed recorded in Instrument No. 2001-00798.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Rioprop Holdings, LLC
Mailing Address 7990 IH 10 West
Suite 200
San Antonio, TX 78230

Grantee's Name Bilkiss Khan
Mailing Address 5307 Tree Crossings Parkway
Hoover, AL 35244

Property Address 1926 Mini Warehouse Road
Birmingham, AL 35124

Date of Sale 06/01/2017
Total Purchase Price \$ 7,000.00
or
Actual Value \$

20170608000201030 06/08/2017 08:07:35 AM DEEDS 4/4 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 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 6/6/17

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/08/2017 08:07:35 AM
\$31.00 CHERRY
20170608000201030

Handwritten signature