


Shelby County, AL 06/12/2017
State of Alabama
Deed Tax: \$50.00


20170612000206850 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
06/12/2017 02:29:58 PM FILED/CERT

Note: This quitclaim deed is being issued to release the interest in property Grantor derived from a tax sale, and no opinion is expressed by the preparer as to title to the property interest released by this quitclaim deed.

This instrument prepared by:
William S. Hereford
Burr & Forman LLP
420 North 20th Street
Suite 3400
Birmingham, AL 35203

TITLE NOT EXAMINED
Send Tax Notice To:

John David Hutchison
P.O. Box 101
Pelham, AL 35124

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00), cash in hand paid, the receipt of all of which is hereby acknowledged, **RioProp Holdings, LLC** ("GRANTOR"), does hereby remise, release, and quitclaim unto **John David Hutchison** ("GRANTEE"), all of its right, title and interest, in and to the following described real estate, situated in Shelby County, Alabama, to wit:

SHELBY COUNTY PARCEL #58/13/01/11/4/001/032.000

LEGAL DESCRIPTION: LOT 17, BLOCK 4, ACCORDING TO THE SURVEY OF OAK MOUNTAIN ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 513 OVERHILL DRIVE, PELHAM, AL
35124

(the "Property").

This deed conveys any and all interests of Grantor in such property under that certain tax deed recorded July 13, 2012 under Instrument #20120713000249580, the quitclaim deed recorded October 23, 2014 under Instrument #2014102300035570, and the Corporate Statutory Warranty Deed recorded June 24, 2016 under Instrument #20160624000220250, all of which are recorded in the Office of the Judge of Probate of Shelby County, Alabama, and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO, TO HAVE AND TO HOLD TO SAID GRANTEES FOREVER, AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by public records.

2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 26 day of May 2017.

RIOPROP HOLDINGS, LLC

By: _____

Joseph Lassen

Its: _____

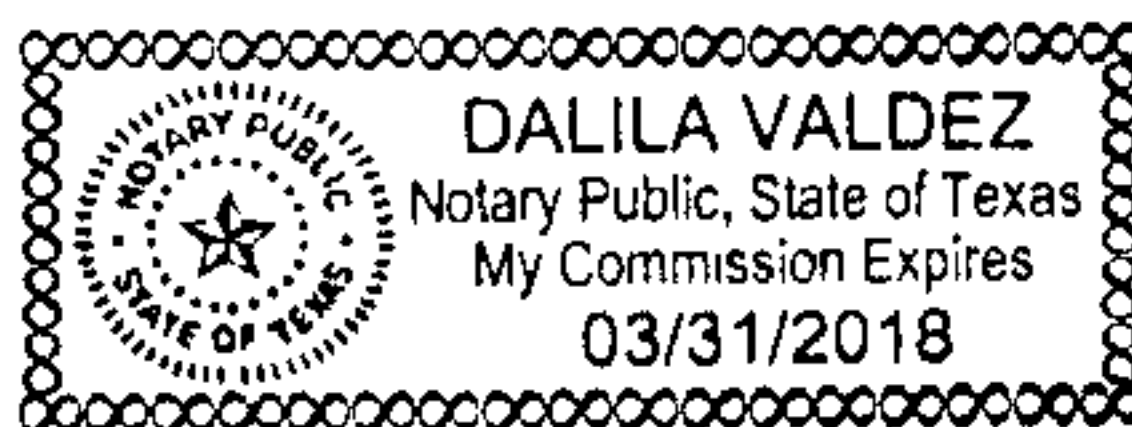
Authorized Representative of RioProp Holdings, LLC

STATE OF TEXAS)

BEXAR COUNTY)

I, Dalila Valdez, a Notary Public in and for said County, in said State, hereby certify that Joseph Lassen, as the authorized representative of RioProp Holdings, LLC, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day same bears date as the authorized act of RioProp Holdings, LLC.

Given under my hand and seal this 26 day of May 2017.



[SEAL]

Dalila Valdez

Notary Public

My commission expires: 3-31-2018

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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 Rio Prop Holdings LLC Grantee's Name John Hutchison
Mailing Address 7990 IH-10 WEST STE 200 Mailing Address _____
ANTONIO TX- 78230
Property Address 8513 OVERHILL Date of Sale 5/26/17
DRIVE Total Purchase Price \$ 50,000
PELHAM AL 35124 or
Actual Value \$ _____
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 6/12/17

Print John D. Hutchison

Sign John D. Hutchison

(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)



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Form RT-1