

20170630000235670 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
06/30/2017 02:48:38 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

JOEL R. BLANKENSHIP
Attorney at Law
1201 – 19TH Street North
Birmingham, Alabama 35234

SEND TAX NOTICE TO:

Flat Shoals Properties, LLC
120 Bishop Circle
Pelham, Alabama 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for valuable consideration, the Grantor, **REO FUNDING SOLUTIONS III, LLC**, a Georgia Limited Liability Company, does hereby grant, bargain, sell and convey all of its right, title and interest in and to the following described real estate, to the Grantee, **FLAT SHOALS PROPERTIES, LLC**. Said real estate being situated in **SHELBY** County, Alabama, and described as follows, to-wit:

Lots 7, 8, 9 and 18, according to the map of survey of Oak Brook Subdivision, as recorded in Map Book 35, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Shelby County, AL 06/30/2017
State of Alabama
Deed Tax \$26.50

IN WITNESS WHEREOF, the said GRANTOR, has hereunto set it's hand and seal this the 22nd day of June, 2017.

REO FUNDING SOLUTIONS III, LLC

By:

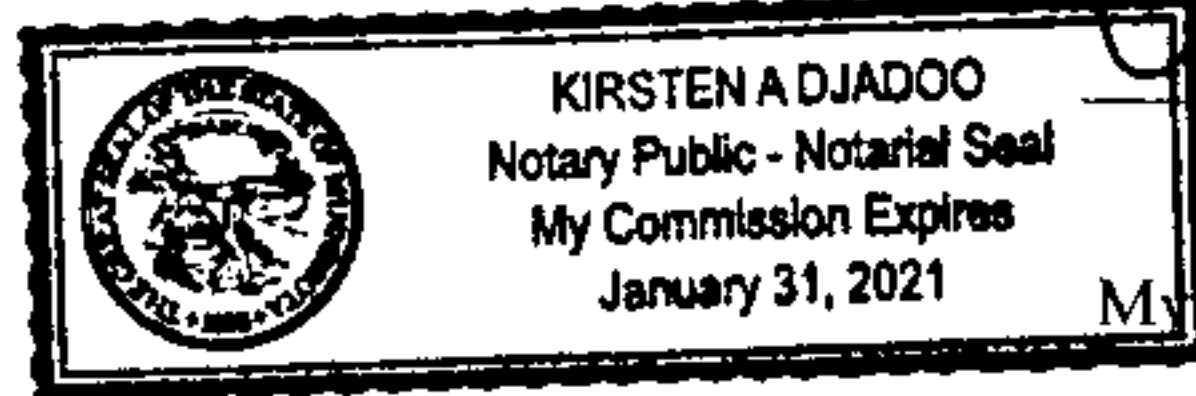
Rudy Newell
Rudy Newell, Vice-President of Castl lake
II GP, L.P., its Managing Member

STATE OF MN)
COUNTY OF Hennepin)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that **Rudy Newell, whose name as Vice-President of Castl lake II GP, L.P.,** Managing Member of **REO FUNDING SOLUTIONS III, LLC,** is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such Vice-President of Castl lake II GP, L.P., its Managing Member, and with full authority, executed the same voluntarily for said company, on the day the same bears date.

Given under my hand and official seal this the 22nd day of June, 2017.



Kirsten A. Djadoo
Notary Public

My Commission Expires: 1/31/2021

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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: REO Funding Solutions III, LLC
Mailing Address:
1170 Peachtree Street, NE, Suite 2365, Atlanta, GA 30309

Grantee's Name: Flat Shoals Properties, LLC
Mailing Address:
120 Bishop Circle, Pelham, AL 35124

Property Address:
Oak Brook Lane, Helena, AL 35080

Date of Sale: June 22nd, 2017
Total Purchase Price : \$26,400.00
or
Actual Value: \$ _____
or
Assessors 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).

Rudy Newell
Vice President

Date: 6/22/17

PRINT NAME

Rudy Newell
SIGN

☐ Unattested
(verified by) ☒ (Grantor/Grantee/Owner/Agent) circle one


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