

THIS INSTRUMENT PREPARED BY:


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

SEND TAX NOTICE TO:

Hidden Forest, LLC
14 Office Park Circle,
Suite 260
Mountain Brook, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20170724000262610 1/4 \$277.00
Shelby Cnty Judge of Probate, AL
07/24/2017 10:18:10 AM FILED/CERT

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, HIDDEN FOREST, LLC. Said real estate being situated in SHELBY County, Alabama, and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

1. Ad valorem taxes for the year 2017 and subsequent years.
2. Coal, oil, gas and other mineral interests and rights relating thereto in, to or under the land herein described.
3. Any loss, claim or damages which may arise due to the vagueness or inaccuracy of the legal description shown in Schedule A herein.
4. All matters shown on the maps recorded in Map Book 36, Pages 115 A and B and Map Book 37, Pages 122 A and B.
5. Title to any portion lying within any common areas as shown on the maps recorded in Map Book 37, Pages 122 A and B and Map Book 36, Pages 115 A and B.
6. Easements, restrictions and rights of way of record.
7. Title to any portion lying within public roads.
8. Any road right of ways.

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 07/24/2017
State of Alabama
Deed Tax: \$253.00

IN WITNESS WHEREOF, the said GRANTOR, has hereunto set it's hand and seal this the 17th day of July, 2017.

REO FUNDING SOLUTIONS III, LLC

By: Rudy Newell
Rudy Newell Vice-President of Castlelake
~~II GP, L.P., its Managing Member~~

STATE OF Minnesota)
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 Castlelake 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 ~~Castlelake 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 17 day of July, 2017.

Cristina Aurora Zhang
Notary Public

My Commission Expires: January 31, 2021


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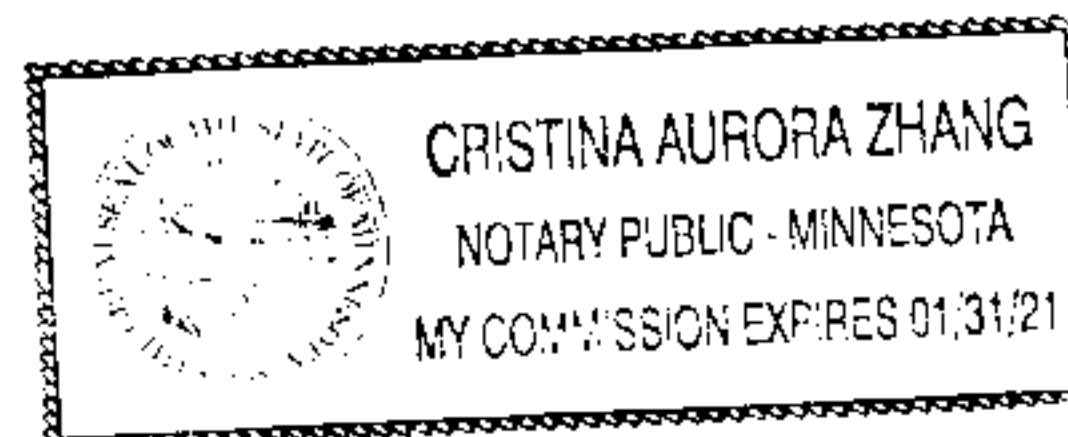


EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Begin at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 88 degrees 23 minutes 04 seconds West along the North line of said Section 35 a distance of 1391.49 feet; thence South 02 degrees 18 minutes 17 seconds East a distance of 2585.98 feet; thence South 88 degrees 59 minutes 56 seconds East a distance of 478.29 feet; thence South 87 degrees 53 minutes 52 seconds East a distance of 810.85 feet to the Southwest corner of Lot 4 of Hidden Lake Estates as recorded in Map Book 26, Page 8; thence North 00 degrees 06 minutes 31 seconds West along the West line of said Lot 4 a distance of 803.80 feet to the common corner of Lots 3 and 4 of Hidden Lake Estates; thence North 00 degrees 02 minutes West a distance of 478.62 feet to the Northwest corner of Lot 3 and the accepted Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 35 according to Hidden Lakes Estates, as recorded in Map Book 26, Page 8; thence North 88 degrees 13 minutes 54 seconds East a distance of 57.00 feet to the accepted Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 35 according to Oakdale Estates as recorded in Map Book 5, Page 98; thence North 00 degrees 05 minutes 42 seconds East a distance of 195.70 feet to the Northwest corner of Lot 18 of Oakdale Estates; thence North 02 degrees 45 minutes 54 seconds West along the West boundary of Monte Tierre as recorded in Map Book 5, Page 114 and the West boundary of Monte Tierre, 1st Addition as recorded in Map Book 6, Page 93, a distance of 1182.72 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

Lots 1 through 12, inclusive; Lots 99 through 115, inclusive; and Lots 172 through 196, inclusive, The Lakes at Hidden Forest, Phase I, according to the plat thereof as recorded in Map Book 36, Pages 115 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

AND LESS AND EXCEPT:

Lots 13 through 22, Lots 90 through 98; Lots 152 through 171 and 197 through 212 and Lots 237 through 253, The Lakes at Hidden Forest, Phase II, according to the plat thereof recorded in Map Book 37, Pages 122 A & B in the Office of the Judge of Probate of Shelby County, Alabama.



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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: Hidden Forest, LLC
Mailing Address:
14 Office Park Circle, Suite 260, Mountain Brook, AL
35223

Property Address:
Hidden Forest Drive, Montevallo, AL 35115

Date of Sale: JULY 17, 2017
Total Purchase Price : \$253,000.00
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: 7/17/17

PRINT NAME

Rudy Newell

SIGN

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



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