

This Document Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Send Tax Notice To:

HOME SFR Borrower III, LLC, a
Delaware Limited Liability Company
c/o Altisource Asset Management
Corporation, 1110 Strand St Suite
2A, Christiansted VI 00825

20170802000277850
08/02/2017 11:15:08 AM
DEEDS 1/5

STATUTORY WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of **TEN AND NO/100 DOLLARS (\$10.00)**, to the undersigned GRANTOR, **EPH 2 Assets, LLC, a Delaware Limited Liability Company**, whose mailing address is **5001 Plaza on the Lake, Suite 200, Austin, TX, 78746**, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and STATUTORILY WARRANT unto **HOME SFR Borrower III, LLC, a Delaware Limited Liability Company**, (herein referred to as grantee), whose mailing address is **c/o Altisource Asset Management Corporation, 1110 Strand St Suite 2A, Christiansted VI 00825**, all right, title, interest and claim to the following described real estate, situated in **Shelby** County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Signor,
who is authorized to execute this conveyance, has hereunto set its signature and seal,
this 23 day of June, 2017.

EPH 2 Assets, LLC, a Delaware Limited Liability Company

By: Main Street Renewal LLC

Its: Authorized Signor

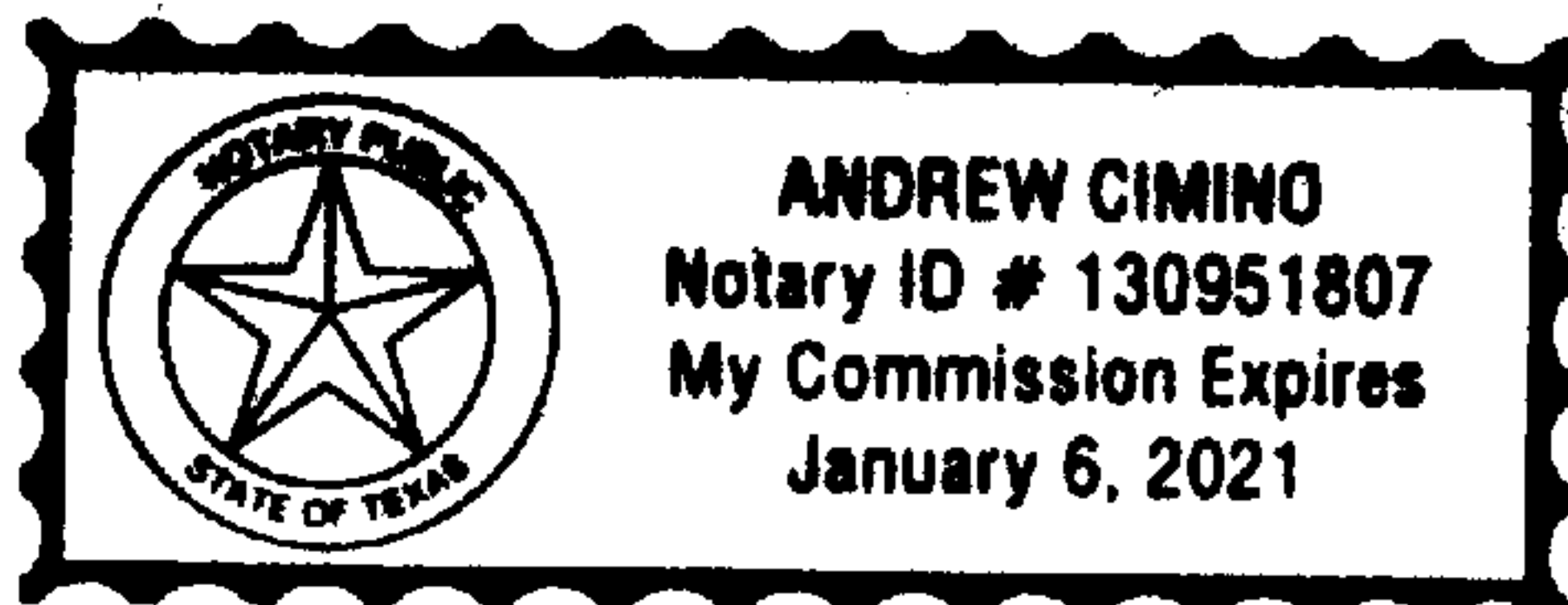
By: [Signature]
Karen McConnell

**STATE OF TEXAS
TRAVIS COUNTY**

I, Andrew Cimino, a Notary Public in and
for said County, in said State, hereby certify that Karen McConnell,
whose name as Authorized Signor of **EPH 2 Assets, LLC, a Delaware
Limited Liability Company**, a corporation, is signed to the foregoing conveyance, and
who is known to me, acknowledged before me on this day, that, being informed of the
contents of the above and foregoing conveyance, he/she, as such signor and with full
authority, executed the same voluntarily for and as the act of said corporation on the
day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
23 day of June, 2017.



[Signature]
NOTARY PUBLIC
My Commission Expires: 1/6/2021

Exhibit A - 1

Street Address: 1061 Village Trail

County: SHELBY

Asset Number: 1358216

Tax Parcel ID/APN: 22 7 35 2 002 027.000

LOT 358, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR I, AS RECORDED IN MAP BOOK 27, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Exhibit A - 2

Street Address: 113 Ashby St

County: SHELBY

Asset Number: 1233931

Tax Parcel ID/APN: 28 4 17 1 003 049.000

LOT 161, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 35, PAGE 15 IN THE PROBATE OFFICE OF 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 EPH 2 Assets, LLC
Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Grantee's Name HOME SFR Borrower III, LLC
Mailing Address c/o Altisource Asset Mgt Corp
1110 Strand St Suite 2A
Christiansted, VI 00825

Property Address 113 Ashby St
Calera, AL 35040

Date of Sale 6/29/2017
Total Purchase Price \$ 163,540.07

or
Actual Value \$

20170802000277850 08/02/2017 11:15:08 AM DEEDS 4/5 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 7/28/2017

Print Gavin A. Jones

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 (h) 20170802000277850 08/02/2017 11:15:08 AM DEEDS 5/5

Grantor's Name EPH 2 Assets, LLC
Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Grantee's Name HOME SFR Borrower III, LLC
Mailing Address c/o Altisource Asset Mgt Corp
1110 Strand St Suite 2A
Christiansted, VI 00825

Property Address 1061 Village Trail
Calera, AL 35040

Date of Sale 6/29/2017
Total Purchase Price \$ 147,927.53
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
☐ 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.

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Date 7/28/2017

Print Gavin A. Jones

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2017 11:15:08 AM
S338.50 CHERRY
20170802000277850

[Signature]

Form RT-1