

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 IV, LLC, a
Delaware Limited Liability Company

c/o Altisource Asset Management
Corporation, 5100 Tamarind Reef, Christiansted, USVI 00820

20171212000442700
12/12/2017 11:11:35 AM
DEEDS 1/15

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 IV, LLC, a Delaware Limited Liability Company**, (herein referred to as grantee), whose mailing address is **c/o Altisource Asset Management Corporation, 5100 Tamarind Reef, Christiansted, USVI 00820**, 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 21 day of November, 2017.

EPH 2 ASSETS, LLC, a Delaware Limited Liability Company

By: Main Street Renewal LLC

Its: Authorized Signor

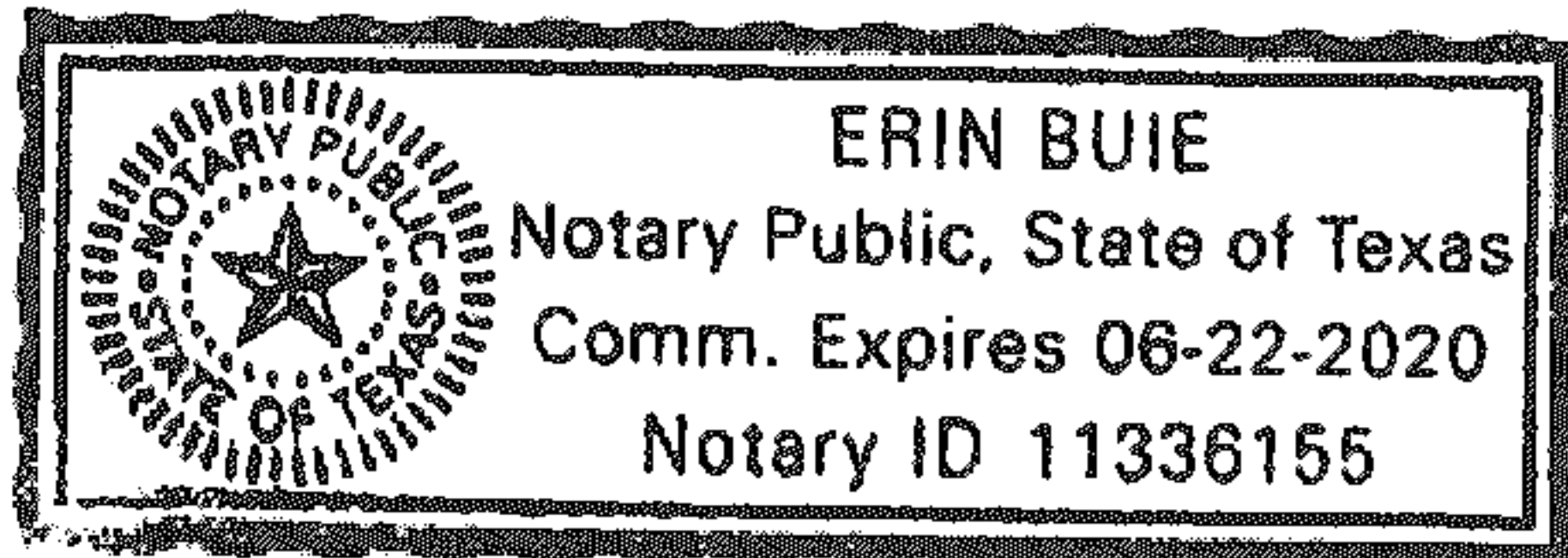
By: [Signature]

Karen McConnell

**STATE OF TEXAS
TRAVIS COUNTY**

I, Erin Buie, 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**, 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 company on the day the same bears date.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 21 day of November, 2017.

[Signature]
NOTARY PUBLIC

My Commission Expires: 6/22/2020

Property Schedule					
Exhibit A -	Property ID	COUNTY	Street	City	State
1	1306341	Shelby	126 St Charles Dr	Helena	AL
2	1554089	Shelby	126 Stonehaven Dr	Pelham	AL
3	1510350	Shelby	143 St Charles Dr	Helena	AL
4	1106139	Shelby	208 Hillcrest Dr	Montevallo	AL
5	1554390	Shelby	213 Meriweather Ln	Calera	AL
6	1053452	Shelby	216 Tocoa Circle	Helena	AL
7	1082537	Shelby	2561 Tahiti Terrace	Alabaster	AL
8	1107273	Shelby	413 Waterford Highlands Way	Calera	AL
9	1356558	Shelby	8028 Rockhampton Circle	Helena	AL

Exhibit A - 1

Street Address: 126 St Charles Dr

County: Shelby

Asset Number: 1306341

Tax Parcel ID/APN: 13 5 21 2 000 005.066

LOT 18, ACCORDING TO THE SURVEY OF MAGNOLIA PARK, ST. CHARLES PLACE, PHASE THREE, SECTION ONE, AS RECORDED IN MAP BOOK 21, PAGE 4 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Exhibit A - 2

Street Address: 126 Stonehaven Dr

County: Shelby

Asset Number: 1554089

Tax Parcel ID/APN: 13 6 23 1 006 008.000

LOT 8, ACCORDING TO THE SURVEY OF THE COTTAGES OF STONEHAVEN, AS RECORDED IN MAP BOOK 21, PAGE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Exhibit A - 3

Street Address: 143 St Charles Dr

County: Shelby

Asset Number: 1510350

Tax Parcel ID/APN: 13 5 21 2 000 005.046

LOT 65, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE TWO, SECTOR FOUR, AS RECORDED IN MAP BOOK 20, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Exhibit A - 4

Street Address: 208 Hillcrest Dr

County: Shelby

Asset Number: 1106139

Tax Parcel ID/APN: 23 7 35 0 004 050.000

LOT 205, ACCORDING TO THE SURVEY OF THE LAKES AT HIDDEN FOREST PHASE 2, AS RECORDED IN MAP BOOK 37, PAGE 122 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Exhibit A - 5

Street Address: 213 Meriweather Ln

County: Shelby

Asset Number: 1554390

Tax Parcel ID/APN: 28 4 20 1 001 016.017

LOT 65, ACCORDING TO THE SURVEY OF MERIWEATHER, SECTOR 1, AS RECORDED IN MAP BOOK 24, PAGE 46 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Exhibit A - 6

Street Address: 216 Tocoa Circle

County: Shelby

Asset Number: 1053452

Tax Parcel ID/APN: 13 5 21 2 000 001.026

LOT 13, ACCORDING TO THE SURVEY OF TOCOA PARC, PHASE 1, AS RECORDED IN MAP BOOK 23, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Exhibit A - 7

Street Address: 2561 Tahiti Terrace

County: Shelby

Asset Number: 1082537

Tax Parcel ID/APN: 23 2 10 4 001 035.000

LOT 27, BLOCK 7, ACCORDING TO THE SURVEY OF SOUTHWIND, FOURTH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Exhibit A - 8

Street Address: 413 Waterford Highlands Way

County: Shelby

Asset Number: 1107273

Tax Parcel ID/APN: 22 7 35 2 005 028.000

Lot 461, according to the Survey of Waterford Highlands, Sector 2, Phase 2, as recorded in Map Book 30, Page 11, in the office of the Judge of Probate of Shelby County, Alabama. Subject to Easements, Restrictions, and rights of way of record.

Exhibit A - 9

Street Address: 8028 Rockhampton Circle

County: Shelby

Asset Number: 1356558

Tax Parcel ID/APN: 13 5 22 3 003 022.000

Lot 428, according to the Survey of Wyndham, RockHampton Sector, as recorded in Map Book 23, Page 39, 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 IV, LLC
 Mailing Address 5100 Tamarind Reef
Christiansted, VI 00820

Property Address 2561 Tahiti Terrace
Alabaster, AL 35007

Date of Sale 11/29/2017
 Total Purchase Price \$185,641.79

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.

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 12/5/17

Print Gavin Jones

____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Grantee's Name Home SFR Borrower IV, LLC
 Mailing Address 5100 Tamarind Reef
Christiansted, VI 00820

Property Address 208 Hillcrest Drive
Montevallo, AL 35115

Date of Sale 11/29/2017
 Total Purchase Price \$ 183,405.14

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

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Print Gavin Jones

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Grantee's Name Home SFR Borrower IV, LLC
 Mailing Address 5100 Tamarind Reef
Christiansted, VI 00820

Property Address 216 Tocoa Circle
Helena, AL 35080

Date of Sale 11/29/2017
 Total Purchase Price \$ 156,565.37

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

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Sign [Signature]

Unattested

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(Grantor/Grantee/Owner/Agent) circle one

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 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Grantee's Name Home SFR Borrower IV, LLC
 Mailing Address 5100 Tamarind Reef
Christiansted, VI 00820

Property Address 213 Meriweather Lane
Calera, AL 35040

Date of Sale 11/29/2017
 Total Purchase Price \$ 127,488.94

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

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Sign _____

(verified by)

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Form RT-1

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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 IV, LLC
 Mailing Address 5100 Tamarind Reef
Christiansted, VI 00820

Property Address 143 St. Charles Drive
Montevallo, AL 35115

Date of Sale 11/29/2017
 Total Purchase Price \$ 194,588.38

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
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 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Grantee's Name Home SFR Borrower IV, LLC
 Mailing Address 5100 Tamarind Reef
Christiansted, VI 00820

Property Address 126 St. Charles Drive
Helena, AL 35080

Date of Sale 11/29/2017
 Total Purchase Price \$225,901.46

or
 Actual Value \$
 or
 Assessor's Market Value \$

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Austin, TX 78746

Grantee's Name Home SFR Borrower IV, LLC
 Mailing Address 5100 Tamarind Reef
Christiansted, VI 00820

Property Address 8028 Rockhampton Circle
Helena, AL 35080

Date of Sale 11/29/2017
 Total Purchase Price \$ 196,825.03

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)

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Suite 200
Austin, TX 78746

Grantee's Name Home SFR Borrower IV, LLC
 Mailing Address 5100 Tamarind Reef
Christiansted, VI 00820

Property Address 413 Waterford Highlands Way
Calera, AL 35040

Date of Sale 11/29/2017

Total Purchase Price \$ 174,458.55

or

Actual Value

\$

or

Assessor's Market Value \$

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 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Grantee's Name Home SFR Borrower IV, LLC
 Mailing Address 5100 Tamarind Reef
Christiansted, VI 00820

Property Address 126 Stonehaven Drive
Pelham, AL 35124

Date of Sale 11/29/2017

Total Purchase Price \$ 178,931.85

or

Actual Value \$

or

Assessor's Market Value \$

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☐ Sales Contract
☒ Closing Statement

☐ Appraisal
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Date 12/5/17

Gavin Jones

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Attested

Filed and Recorded
 Official Public Records (verified by)
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/12/2017 11:11:35 AM
 \$1681.00 DEBBIE
 20171212000442700

[Signature]