

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Richard Easterling and Terry Easterling

PO Box 1500

Alabaster, AL 35007

BHM1700730

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20171221000453970

12/21/2017 07:37:41 AM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seven Thousand and 00/100 Dollars (\$107,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **RIOPROP Holdings, LLC**, whose mailing address is 7990 IH 10 West, Suite 200, San Antonio, TX 78230 (hereinafter referred to as "Grantors"), by **Richard Easterling and Terry Easterling** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 51 Little Rock Drive, Alabaster, AL 35007, to-wit:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence northerly along the east line of said 1/4-1/4 a distance of 1,031.38 feet to a point; thence turn 87 degrees 08 minutes 03 seconds left and run westerly North 89 degrees 48 minutes 48 seconds W a distance of 738.11 feet to a point; thence run S 02 degrees 39 minutes 43 seconds East a distance of 272.28 feet to a set ½ inch rebar corner and the point of beginning of the property being described; thence run S 02 degrees 40 minutes 06 seconds E a distance of 330.35 feet to a found rebar corner on the northerly margin of Highway No. 340; thence run S 81 degrees 28 minutes 09 seconds E along said margin of said Highway a distance of 100.37 feet to a set steel rebar corner; thence run N 02 degrees 43 minutes 46 seconds W a distance of 330.61 feet to a set ½ inch steel rebar corner; thence run N 81 degrees 34 minutes 35 seconds W a distance of 99.97 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$105,061.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, RIOPROP Holdings, LLC, by Christina Carney, its Authorized Representative, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 15th day of December, 2017.

RIOPROP Holdings, LLC by Propel Financial Services, LLC
as its Agent and Attorney in Fact

By: Christina Carney
Its: Authorized Representative

STATE OF TEXAS

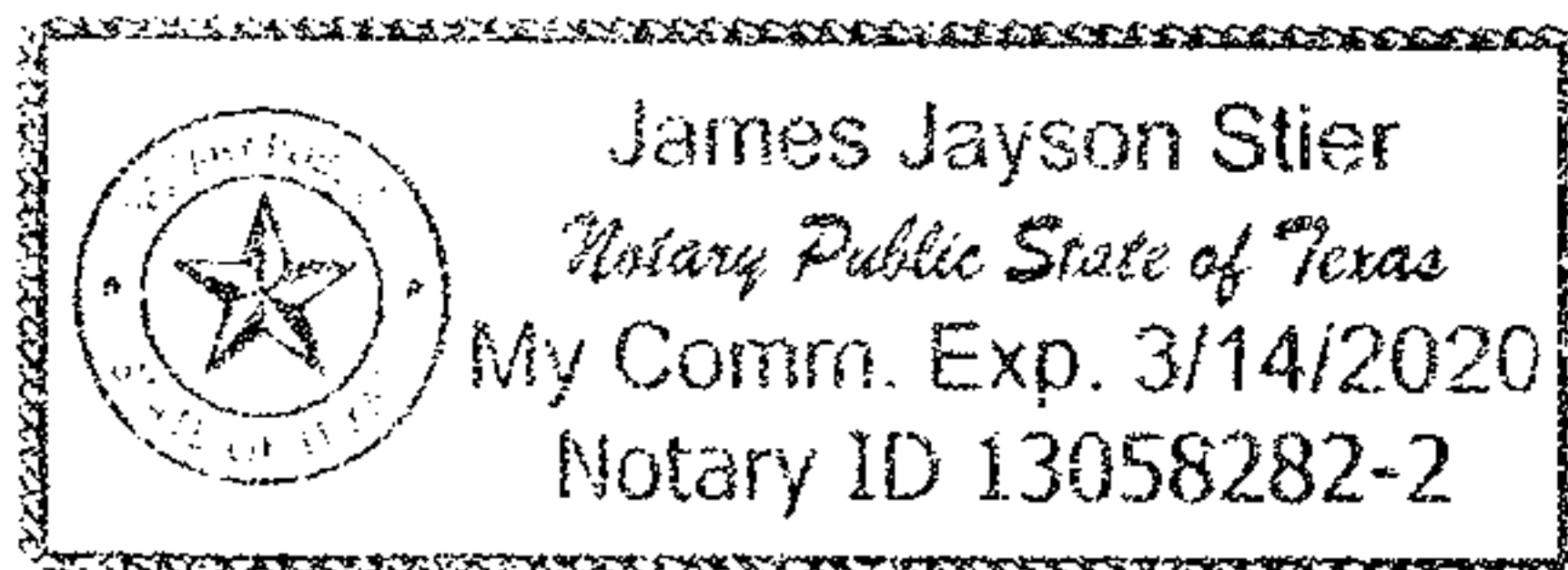
COUNTY OF DEXAR

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christina Carney, whose name as Authorized Representative of RIOPROP Holdings, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 2017.

(NOTARIAL SEAL)

Notary Public
Print Name: James J. Stier
Commission Expires: 3-14-2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/21/2017 07:37:41 AM
\$20.00 CHERRY
20171221000453970

[Signature]