

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Sukaina Meghani
204 Timber Ridge Circle
Alabaster, AL 35007

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

20180110000010930
01/10/2018 02:35:35 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY SIX THOUSAND FIVE HUNDRED and NO/100 (\$126,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **RioProp Holdings, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sukaina Meghani** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 20, according to the Final Plat of Forest Ridge, as recorded in Map Book 31, page 2, in the Probate Office of Shelby County, Alabama.

Property Address is 204 Timber Ridge Circle, Alabaster, AL 35007

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

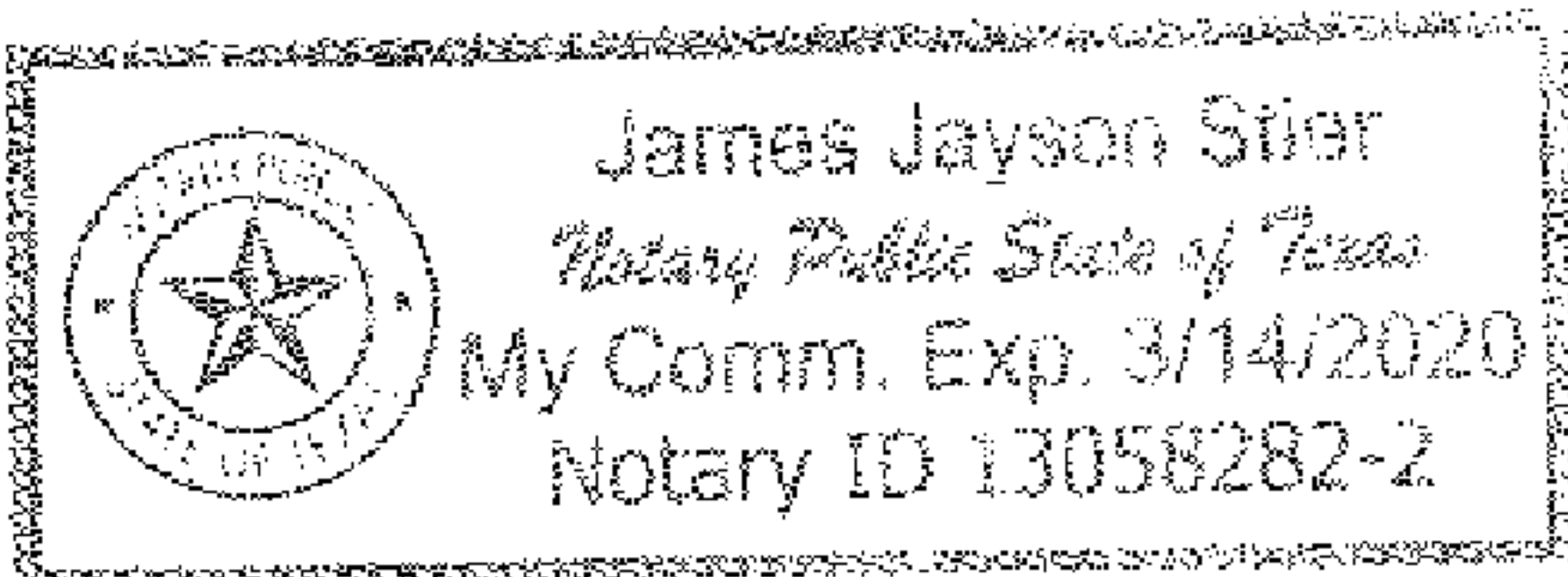
IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 4 day of January, 2018.

RioProp Holdings, LLC by Proper Financial Services LLC, as its Agent and Attorney in Fact
Christina Carney
By: Christina Carney
Its Authorized Representative

State of Texas)
County of Dewar)

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 conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he/she as such Authorized Representative and with such authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal this the 4 day of January, 2018.



[Signature]
NOTARY PUBLIC -

My Commission Expires: 3-14-2020

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name RoiProp Holdings, LLC
Mailing Address P.O. Box 100350
San Antonio, TX 78201

Grantee's Name Sukaina Meghani
Mailing Address 204 Timber Ridge Circle
Alabaster, AL 35007

Property Address 204 Timber Ridge Circle
Alabaster, AL 35007

Date of Sale 01/05/2018
Total Purchase Price \$ 126,500.00
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 1/10/18

Print Jeff W. Parmer

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20180110000010930 01/10/2018 02:35:35 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/10/2018 02:35:35 PM
\$147.50 CHERRY
20180110000010930

Handwritten signature