

20180302000067980
03/02/2018 11:40:30 AM
DEEDS 1/3

Return to and send tax notice to Grantee(s) at:
REX RESIDENTIAL PROPERTY OWNER, LLC, 1505 King Street Extension, Suite 100,
Charleston, SC 29405

Prepared by:
George Vaughn, Esquire*
300 Cahaba Park Circle, Suite 200
Birmingham, Alabama 35242

\$77,500.00

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

Exempt from Withholding Tax per AL Code §40-18-86 (d)(3)

Dated: 17 day of January, 2018.

THIS INDENTURE WITNESSETH, the United States of America acting by and through the Rural Housing Service, United States Department of Agriculture, whose address is U.S. Department of Agriculture, 1400 Independence Avenue, S.W., Washington, D.C. 20250, ("Grantor") QUITCLAIMS to REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company, whose address is 1505 King Street Extension, Suite 100, Charleston, SC 29405 ("Grantee(s)") for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Shelby County, Alabama:

LOT 43 ACCORDING TO THE SURVEY OF WILLOW COVE, PHASE 1, AS RECORDED IN MAP BOOK 23, PAGE 75 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 4/6/2016 at Instrument No. 20160406000111950 in the records of Shelby County, Alabama.

Commonly known as 104 Bonnieville Drive, Calera, AL 35040. This address is provided for informational purposes only.

Subject to all easements, rights-of-ways, covenants, restrictions and public roads of record.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest. Grantee(s) further acknowledges that statutory rights of redemption may apply, and releases and holds Grantor harmless for any and all damages resulting from any exercise of redemption rights.

[Signature Page Follows]

REO 121603

United States of America Acting Through the Rural Housing Service or Successor
Agency, United States Department of Agriculture

By: Theresa Canacke
Theresa Canacke AVP

Printed Name, Title

By: Vendor Resource Management, Inc., a Texas corporation, and USDA's duly authorized property
management contractor pursuant to a delegation of authority found within Interagency Agreement AGVA-
1517

ACKNOWLEDGMENT

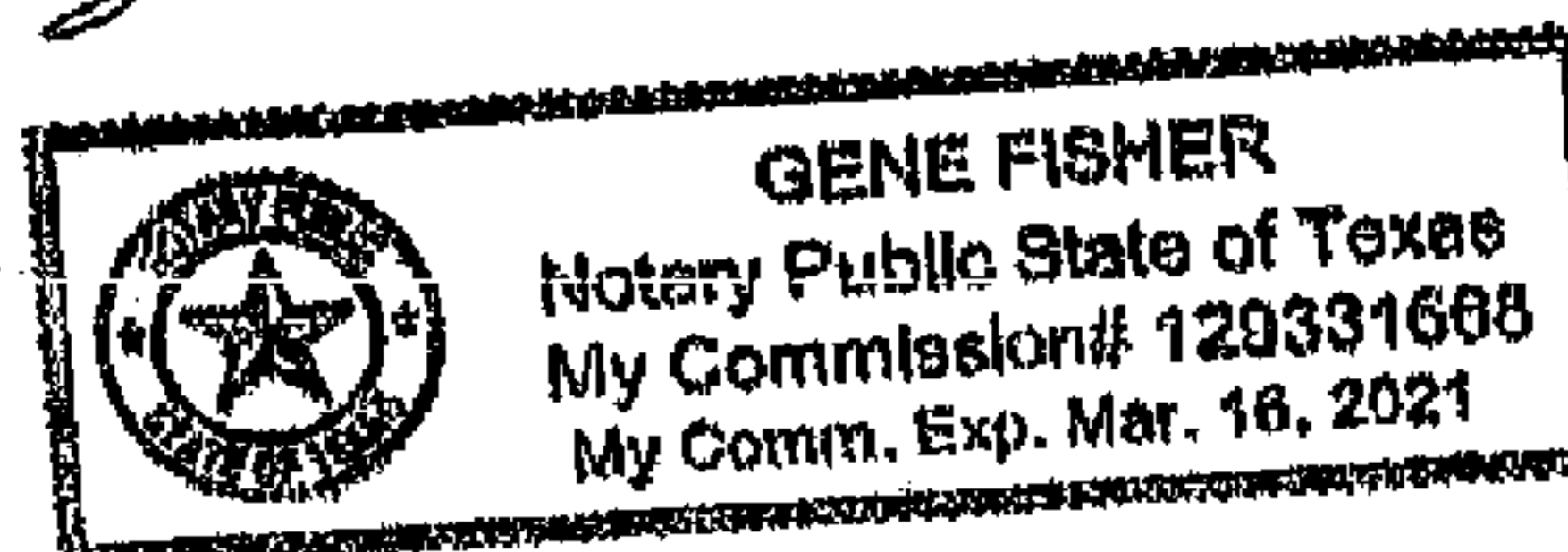
STATE OF TEXAS)

COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally
appeared Theresa Canacke (name), AVP (title) of Vendor Resource
Management, Inc., a Texas corporation, which is the duly authorized property management contractor
of the United States Department of Agriculture pursuant to a delegation of authority found within
Interagency Agreement AGVA-1517, to me known or has shown _____ as
identification, and is the person who executed the foregoing instrument on behalf of the said Vendor
Resource Management, Inc., the United States Department of Agriculture and the United States of
America.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas
aforesaid, this 17 day of January, 2018.

[Signature]
Notary Public



My Commission Expires: _____

*Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/info@betterslawfirm.com/(713) 360-6290.

Exhibit A

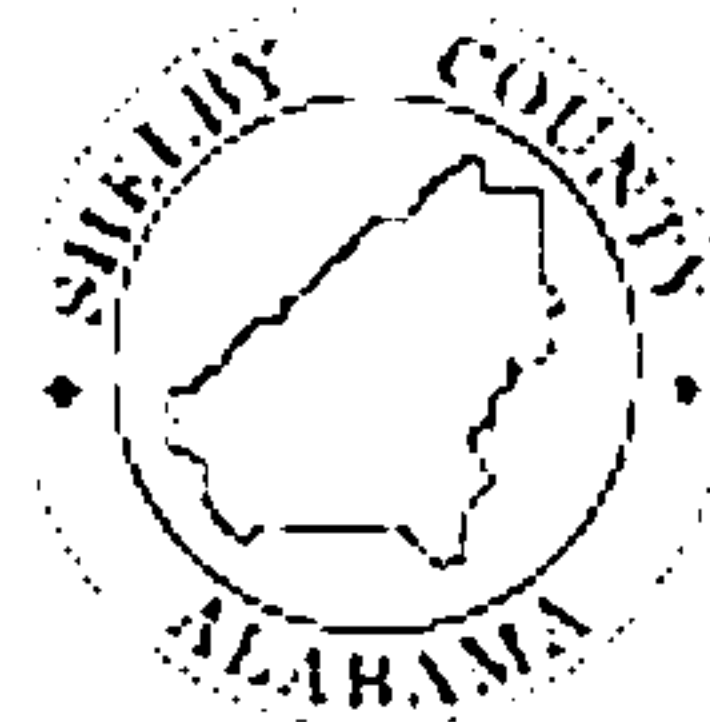
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 43 ACCORDING TO THE SURVEY OF WILLOW COVE, PHASE 1, AS RECORDED IN MAP BOOK 23, PAGE 75 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 35-1-02-0-002-043.000

Commonly known as 104 Bonnieville Drive, Calera, AL 35040
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20160406000111950.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2018 11:40:30 AM
\$98.50 CHERRY
20180302000067980

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.