This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To: AR PROPERTIES, LLC
4000 ENGLE POINT CORPUMPTE DR.
BIRMINGHAM, AL.
3524

STATUTORY WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty-Two Thousand Five Hundred 00/100 Dollars (\$162,500.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Tax Lien Income Fund I, LLC, whose mailing address is 150 Lessay, Newport Beach, California 92657, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto AR Properties, LLC, (herein referred to as Grantee, whether one or more) whose mailing address is 1, in the following described real estate, situated in Shelby County, Alabama, the address of which is 2691 Spring Creek, Montevallo, Alabama 35115, to-wit:

- 4000 EAGLE POINT CORPORANT DR. BIRMINIMAN AL. 31244

Described on Exhibit A attached hereto incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2019 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All right, title or claim or any character by the United States, state, local government or by the public generally in and to any portion of the land lying within the current or former bed, or below the ordinary high water mark, or between the cut banks of a stream navigable in fact or in law; (5) Right of riparian water rights owners to the use and flow of the water; and (6) The consequence of any past of future change in the location of the bed.

Grantor represents and warrants that there are no leases or permits for the use of the property conveyed.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand-and seal, this the

Its: Authorized Member 20190118000020230 1/3 \$183.50 Shelby Cnty Judge of Probate, AL State of California 01/18/2019 10:41:03 AM FILED/CERT County of Notary Public, before me, personally appeared David T. Zussman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct WITNESS my hand and official seal. SIGNATURE PLACE NOTARY SEAL ABOVE My commission expires:

. _ ___ NAME AND TO THE TOTAL PROPERTY. CEEC. COC

See Attached Acknowledgment

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA	20190118000020230 2/3 \$183.50
County of ORANGE	Shelby Cnty Judge of Probate, AL 01/18/2019 10:41:03 AM FILED/CERT
On //10/19 before me, _	(Here insert name and title of the officer)
name(s) is/are subscribed to the within he/she/they executed the same in his/he	actory evidence to be the person(s) whose instrument and acknowledged to me that er/their authorized capacity(ies), and that by ent the person(s), or the entity upon behalf of
I certify under PENALTY OF PERJURY the foregoing paragraph is true and cor	under the laws of the State of California that rect.
WITNESS my hand and official seal. Algorithms Notary Public Signature Notary Public Signature Notary Public Signature	C. P. PALAZUELOS Commission # 2118041 Notary Public - California Orange County My Comm. Expires Jul 30, 2019 Otary Public Seal)
ADDITIONAL OPTIONAL INFORMATI DESCRIPTION OF THE ATTACHED DOCUMENT STOTOPY WARRING (Title or description of attached document) OESP	INSTRUCTIONS FOR COMPLETING THIS FORM This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law. • State and County information must be the State and County where the document
(Title or description of attached document continued) Number of Pages Document Date	 signer(s) personally appeared before the notary public for acknowledgment. Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed. The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public). Print the name(s) of document signer(s) who personally appear at the time of
CAPACITY CLAIMED BY THE SIGNER Individual (s) Corporate Officer (Title) Partner(s) Attorney-in-Fact Trustee(s)	 Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording. The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form. Signature of the notary public must match the signature on file with the office of the county clerk. Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.

Indicate title or type of attached document, number of pages and date.

corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

• Securely attach this document to the signed document with a staple.

Indicate the capacity claimed by the signer. If the claimed capacity is a

www.NotaryClasses.com 800-873-9865

Other



EXHIBIT A Legal Description

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

BEGIN at the NW Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S87°46'30"E, a distance of 1107.40'; thence S04°39'01"W, a distance of 886.35'; thence S49°32'46"W, a distance of 61.90'; thence S18°52'07"W. a distance of 289.90'; thence S60°59'07"E, a distance of 186.64' to the approximate center of Spring Creek, all further calls will be along said center of creek until otherwise noted; thence N22°08'09"E, a distance of 138.32'; thence N03°11'00"E, a distance of 156.36'; thence N27°23'07"E, a distance of 50.27'; thence N37°09'00"E, a distance of 235.11'; thence S86°47'11"E, a distance of 55.01'; thence S00°47'46"E and leaving said approximate center of Spring Creek, a distance of 812.12' to the Northwesterly R.O.W. line of Spring Creek Road, 80' R.O.W.; thence S31°14'20"W and along said R.O.W. line, a distance of 152.88'; thence N57°27'29"W and leaving said R.O.W. line, a distance of 363.83' to the approximate center of Spring Creek, all further calls will be along said center of creek until otherwise noted; thence S16°04'14"W, a distance of 206.52'; thence S24°43'28"W, a distance of 57.30'; thence S52°09'05"W, a distance of 66.16'; thence S70°41'16"W, a distance of 131.61'; thence N70°11'42"W and leaving said approximate center of Spring Creek, a distance of 274.96'; thence N43°23'21"W, a distance of 677.56'; thence N00°48'29"E, a distance of 1314.49' to the POINT OF BEGINNING.

> 201901180000020230 3/3 \$183.50 Shelby Cnty Judge of Probate, AL 01/18/2019 10:41:03 AM FILED/CERT

Shelby County, AL 01/18/2019 State of Alabama Deed Tax:\$162.50

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16



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