

SEND TAX NOTICE TO:
Tower RIO Prop Holdings LLC

(Address) _____

This Instrument was prepared by:
Gary S Olshan, Attorney
P O Box 131145
Birmingham, AL 35213



20190603000190190 1/2 \$83.00
Shelby Cnty Judge of Probate, AL
06/03/2019 03:17:36 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned US Bank as Custodian for PFS Financial 1, (hereinafter referred to as "Grantor") in hand paid by RIO Prop Holdings LLC, (hereinafter referred to as "Grantee"), the receipt whereof is acknowledged, Grantor does grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama, commonly known as 2571 Highway 31 South, Pelham, Alabama 35124 and legally described as:

Lot 5, according to the Final Plat, Circle 1 Business Complex, as recorded in Map Book 38, Page 58, in the Probate Office of Shelby County, Alabama, Parcel #58//14/03/06/3/001/004/003

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

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set it hand and seal, this May 6 day of May, 2019.

US Bank as Custodian for PFS Financial 1

By: _____
Its: _____

STATE OF New Jersey)
COUNTY OF Morris)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Percele whose name as the Sending Agent of US Bank as Custodian for PFS Financial 1, 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 instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this 6 day of May, 2019

Notary Public
My Commission Expires

DONNA MAE ERNWEIN
Notary Public, State of New Jersey
My Commission Expires
Expires: April 07, 2024



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Real Estate Sales Validation Form

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

Grantor's Name US BANK CUSTODIAN FOR PES FINANCIAL
Mailing Address _____

Grantee's Name RIO PROP HOLDINGS LLC
Mailing Address 10 N PARK PL #300

MORRISTOWN, NJ 07960

Property Address 2571 HWY 81 SOUTH
PELHAM, AL 35124

Date of Sale 5-6-2019

Total Purchase Price \$ 65,000

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 TAX SALE

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 5-8-2019

Print MATT TEMPLETON

Unattested

(verified by)

Sign Matt Templeton

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Shelby County, AL 06/03/2019
State of Alabama
Deed Tax: \$65.00