

STATE OF ALABAMA)
SHELBY COUNTY)


20200213000061120 1/3 \$106.00
Shelby Cnty Judge of Probate, AL
02/13/2020 03:24:38 PM FILED/CERT

DEED OF REDEMPTION FROM TAX SALE

WHEREAS, on March 23, 2015, the property commonly known as 2571 Highway 31 S, 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, (hereinafter "the property") was duly and regularly sold by the Tax Collector of Shelby County, Alabama for taxes, costs and expenses and at said sale US Bank as Custodian for PFS Financial 1 (hereinafter "PFS") became the purchaser of said lands at and for the sum of said taxes, costs and expenses, and paid said sum to said Tax Collector and received a certificate of said purchase.

WHEREAS, on April 4, 2019 the Judge of Probate of Shelby County, Alabama under and by virtue of the provisions of Title 40-10-29 Code of Alabama conveyed the property by deed to PFS; and PFS on May 6, 2019 conveyed its tax sale purchase and deed interest to RioProp Holdings, LLC (hereinafter "RIO") by Statutory Warranty Deed recorded on June 3, 2019 in Instrument Number 20190603000190190.

WHEREAS in accordance with the statutes of Alabama, David K. Williamson and Alan Kitchens have exercised their right of redemption from the tax sale having paid RIO the redemption payoff, the receipt of which is hereby acknowledged by RIO.

Now Therefore, in consideration thereof, the undersigned RIO does sell and convey unto David K. Williamson and Alan Kitchens all of the right, title and interest acquired by the above referenced tax sale of March 23, 2015 and Tax Deed of April 4, 2019 from the Shelby County, Alabama Judge of Probate.

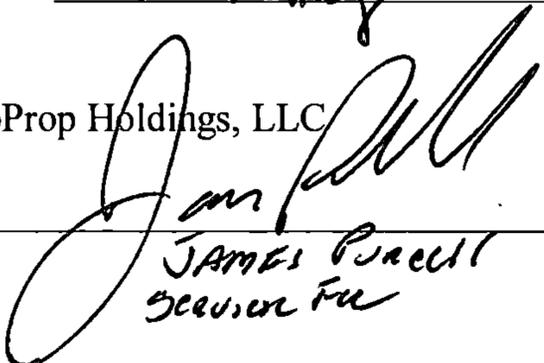
Conveyed in "As Is" and "Where As" condition. This conveyance is subject to all matters of record, and, of which, a physical inspection would disclose, with no warranties or representations of any kind or fashion given as to the property, any improvement(s) on the property, or title to the property. No title search has been conducted by the preparer of this deed.

TO HAVE AND TO HOLD unto the said David K. Williamson and Alan Kitchens, their heirs, successors and assigns forever;

IN WITNESS WHEREOF, the said RioProp Holdings, LLC, by its duly authorized Managing Member who is authorized to execute this conveyance, has set its signature and seal on this 3 day of February, 2020.

RioProp Holdings, LLC

By:
Its:


SEAL
JAMES POWELL
Secretary

STATE OF NEW JERSEY)
MORRIS COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES PURCELL, whose name as Managing Member 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 instrument, he or she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 3 day of February, 2020



Notary Public
Commission Expires
KELLY PASTANA
Commission # 2452247
Notary Public, State of New Jersey
My Commission Expires
April 01, 2020

THIS INSTRUMENT WAS PREPARED BY:

GARY S. OLSHAN
ATTORNEY
P O BOX 131145
BIRMINGHAM, AL 35213
205-910-8370

Property Address:
2571 Highway 31 S, Pelham, AL



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Grantor's Address:
RioProp Holdings, LLC
10 North Park Place, Rm #300
Morristown, NJ 07960

Grantee's Address:
David K Williams
Alan Kitchens
287 Shaw Lane
Wilsonville, AL 35186

Source of valuation: redemption payoff

Real Estate Sales Validation Form

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

Grantor's Name RioProp Holdings, LLC
Mailing Address 10 North Park Place
Suite 300
Morristown, NJ 07960

Grantee's Name David K. Williamson
Mailing Address Alan Kitchens
287 Shaw Lane
Wilsonville, AL 35186

Property Address 2571 Hwy 31 South
Pelham, AL 35124

Date of Sale January 31, 2020

Total Purchase Price \$77,777.00

or
Actual Value \$

or
Assessor's Market Value \$

Shelby County, AL 02/13/2020
State of Alabama
Deed Tax: \$78.00

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 (checked)
Closing Statement
Appraisal
Other



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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 1/31/2020

Print RioProp Holdings, LLC BY:

Unattested (verified by)

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