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STATE OF ALABAMA  
SHELBY COUNTY

Return to:  
Conrex Residential Property Group 2013-2 Operating Company, LLC  
3 Cordes Street  
Charleston, SC 29401

Mail tax statements to:  
KLM Property Solutions, LLC  
P.O. Box 2086  
Lawrenceville, GA 30046

File #: OSLAW-CRX2-169

\$765,514.08 was derived from a mortgage loan closed and being recorded simultaneously herewith.  
in Shelby Co., AL.

\$1,587,085.92 was derived from a mortgage loan closed and  
recorded in **SPECIAL WARRANTY DEED** Jefferson Co  
AL.

Know all men by these presents: That for and in consideration of Ten and 0/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC, a Delaware Limited Liability Company, whose post office address is 3 Cordes Street, Charleston, SC 29401, (herein referred to as Grantor), does hereby grant, bargain, sell and convey CONREX RESIDENTIAL PROPERTY GROUP 2013-1 OPERATING COMPANY, LLC, a Delaware Limited Liability Company, whose address is 3 Cordes Street, Charleston, SC 29401, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A**

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 23 day of JUNE, 2015.

Witness

HOLLYT. BERTER  
Printed Name

Witness

Maity Halder  
Printed Name

CONREX RESIDENTIAL PROPERTY GROUP 2013-1,  
LLC, a Delaware Limited Liability Company

By: Connorex-Lucinda, LLC

A South Carolina Limited Liability Company  
Its Member/Manager

BY:

ERIC PHILLIPPS, Member/Manger

STATE OF New York

COUNTY OF New York

I, Sharon Elwin, hereby certify that ERIC PHILLIPPS, Member/Manager By: Connorex-Lucinda, LLC, a South Carolina Limited Liability Company, For: CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC, a Delaware Limited Liability Company, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand this 23 day of June, 2015

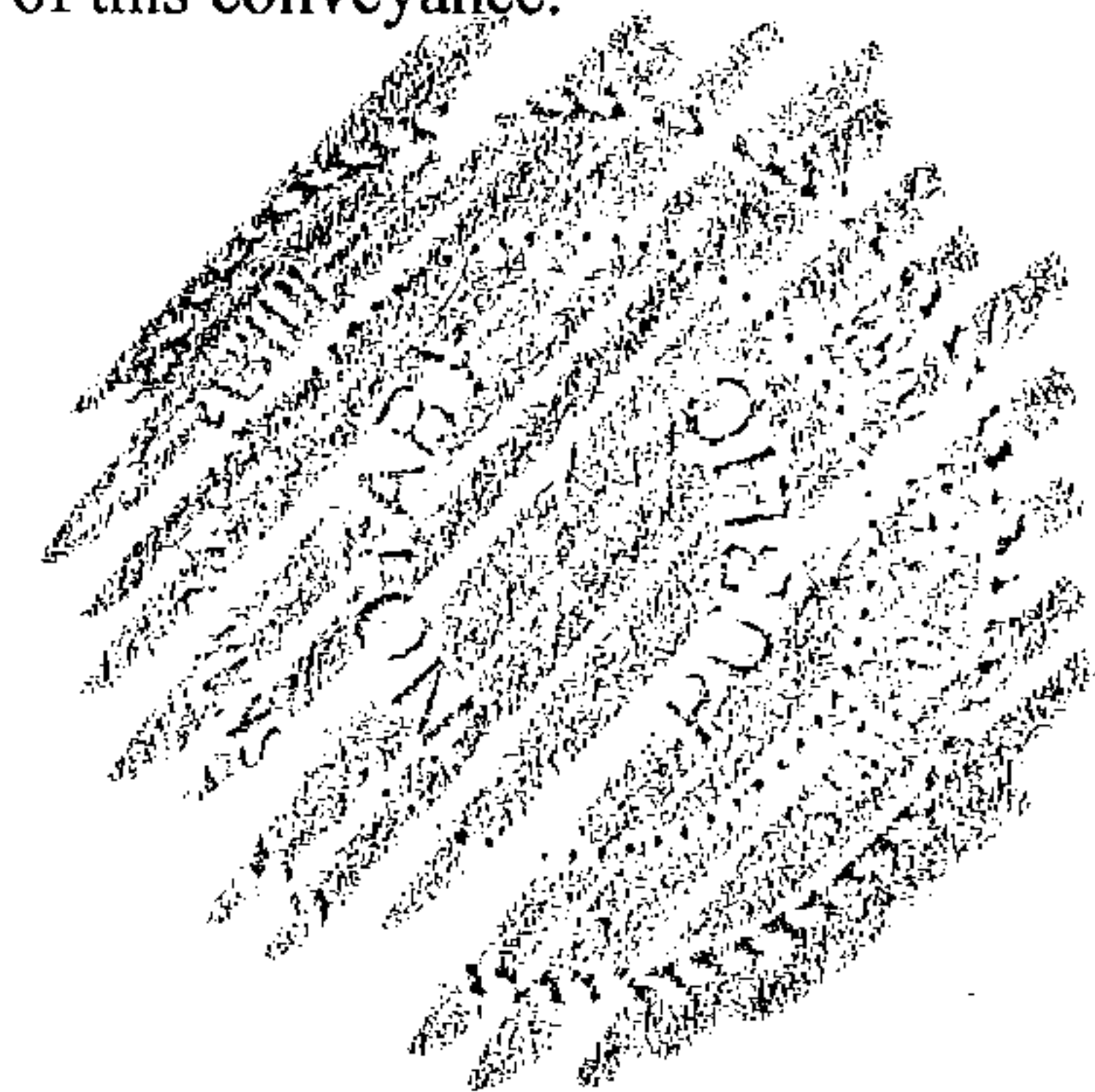
**SHARON E. ELWIN**  
Notary Public, State of New York  
No. 01EL6239865  
Qualified in New York County  
Commission Expires April 25, 2019

Sharon Elwin  
Notary Public

My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:  
Curphey & Badger PA  
c/o Angelina Whittington, Esquire  
3849 Lithia Pinecrest Rd.  
Valrico, FL 33546



**EXHIBIT A**

File #: OSLAW-CRX2-169

LOT 42, ACCORDING TO THE SURVEY OF KINGWOOD, FIRST ADDITION, AS RECORDED IN MAP BOOK 6 PAGE 90 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 13 7 26 3 001 003.001

Property Address: 1549 King Charles Court, Alabaster, AL 35007

File #: OSLAW-CRX2-515

LOT 246, ACCORDING TO THE FINAL PLAT CAMDEN COVE SECTOR 8, AS RECORDED IN MAP BOOK 31, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 28-5-16-2-008-023.000

Property Address: 513 Camden Cove Circle, Calera, AL 35040

File #: OSLAW-CRX2-295

LOT 36, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 22 7 35 2 002 108.000

Property Address: 245 Village Drive, Calera, AL 35040

File #: OSLAW-CRX2-507

LOT 7, BLOCK 2, ACCORDING TO THE SURVEY OF FERNWOOD, FOURTH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 96, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel #: 13 8 34 4 001 036.012

Property Address: 507 Bennett Drive, Alabaster, AL 35007

File #: OSLAW-CRX2-218

LOT 965 ACCORDING TO THE SURVEY OF WATERFORD HIGHLAND SECTOR 4, PHASE 2 AS RECORDED IN MAP BOOK 36, PAGE 15A AND 15B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 22-7-35-2-011-007.000



Property Address: 2009 Highview Way, Calera, AL 35040

File #: OSLAW-CRX2-562

LOT 6, ACCORDING TO THE SURVEY OF MONTE BELLO AS RECORDED IN MAP BOOK 6, PAGE 23, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel #: 23-7-35-0-003-010.000

Property Address: 6 Monte Bello Lane, Montevallo, AL 35115

File #: OSLAW-CRX2-140

A PARCEL OF LAND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 39 OF WOODLAND HILLS, FIRST PHASE, THIRD SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 7 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 168.89 FEET RADIAL TO A POINT ON A CLOCKWISE CURVE ON THE EASTERLY RIGHT OF WAY OAK STREET; SAID CURVE HAVING DELTA ANGLE OF 05 DEGREES 40 MINUTES 41 SECONDS AND A RADIUS OF 305.03 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE 30.23 FEET; THENCE CONTINUE TANGENT TO CURVE, ALONG SAID RIGHT OF WAY 140.89 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE LAST COURSE 10.00 FEET TO THE POINT OF A CLOCKWISE CURVE HAVING A DELTA ANGLE OF 32 DEGREES 47 MINUTES 05 SECONDS AND A RADIUS OF 199.97 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 114.42 FEET TO THE POINT OF A COUNTER CLOCKWISE CURVE HAVING A DELTA ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A RADIUS OF 25.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE CONTINUE TANGENT TO SAID CURVE AND SOUTHEAST ALONG THE NORTH RIGHT OF WAY OF HICKORY STREET 126.48 FEET; THENCE TURN LEFT 100 DEGREES 17 MINUTES 00 SECONDS AND RUN NORTHEAST 200.73 FEET; THENCE TURN LEFT 20 DEGREES 30 MINUTES 31 SECONDS AND RUN NORTH 35.90 FEET; THENCE TURN LEFT 91 DEGREES 59 MINUTES 32 SECONDS AND RUN WEST 160.03 FEET TO THE POINT OF BEGINNING.

Parcel #: 23-2-04-0-001-066.000

Property Address: 137 Oak Street, Maylene, AL 35114

File #: OSLAW-CRX2-137

LOT 23, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, FIRST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 23 2 10 1 006 023.000

Property Address: 134 Cambridge Pointe Circle, Alabaster, AL 35007

File #: OSLAW-CRX2-235

LOT 39, BLOCK 2, ACCORDING TO THE AMENDED MAP AND SURVEY OF BERMUDA LAKE ESTATES, 2ND SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 23 2 03 4 001 046.132

Property Address: 208 Coral Circle, Alabaster, AL 35007

File #: OSLAW-CRX2-347

LOT 17, IN BLOCK 5, ACCORDING TO THE MAP AND SURVEY OF GREEN VALLEY, SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel #: 23 6 23 1 001 053.000

Property Address: 303 Mardis Lane, Alabaster, AL 35007

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Concrex Residential Property Group</u>	Grantee's Name	<u>Concrex Residential Property Group</u>
Mailing Address	<u>3 Cordes St</u> <u>Charleston, SC 29401</u>	Mailing Address	<u>3 Cordes St</u> <u>Charleston SC 29401</u>
	<u>2013-1, LLC</u>		<u>2013-2</u> <u>Operating Company, LLC</u>
Property Address	<u>See Attached</u>	Date of Sale	<u>6/25/2015</u>
		Total Purchase Price	\$ <u>0.00</u>
		or	
		Actual Value	\$ <u>0.00</u>
		or	
		Assessor's Market Value	\$ <u>1,119,120.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>transfer between related entities</u>
<input type="checkbox"/> Closing Statement	

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 6/25/2015Print Eric Phillipps

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Addendum to Real Estate Sales Validation Form**

**Schedule of Properties**

Address	City	State	County	Zip	Property Valuation
134 CAMBRIDGE POINTE CIR	ALABASTER	AL	SHELBY	35007	\$119,800.00
137 OAK ST	MAYLENE	AL	SHELBY	35114	\$139,900.00
1549 KING CHARLES CT	ALABASTER	AL	SHELBY	35007	\$121,700.00
2009 HIGHVIEW WAY	CALERA	AL	SHELBY	35040	\$136,100.00
208 CORAL CIR	ALABASTER	AL	SHELBY	35007	\$122,920.00
245 VILLAGE DR	CALERA	AL	SHELBY	35040	\$126,700.00
303 MARDIS LN	ALABASTER	AL	SHELBY	35007	\$103,100.00
507 BENNETT DR	ALABASTER	AL	SHELBY	35007	\$132,800.00
513 CAMDEN COVE CIR	CALERA	AL	SHELBY	35040	\$111,500.00
6 MONTE BELLO LN	MONTEVALLO	AL	SHELBY	35115	\$104,600.00



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 09/24/2015 08:14:48 AM  
 \$386.00 JESSICA  
 20150924000334090

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the bottom right portion of the official text block.