STATE OF ALABAMA)	
COUNTY OF SHELBY)	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT JOHN CURTIS WELCH and LYNN AMANDA WELCH, who acquired title as AMANDA LYNN WELCH, husband and wife (together herein, "Grantors"), whose address is 229 Grande View Lane, Maylene, AL 35114, for and in consideration of ONE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars (\$170,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CONREX MASTER, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 1505 King Street Ext., Suite 100, Charleston, SC 29405, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address:

112 Hidden Trace Court, Montevallo, AL 35115

SOURCE OF TITLE:

Instrument Number 20070525000246510

PROPERTY ID:

23-7-35-0-007-004.000

REAL PROPERTY TAX:

\$ 943.30 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantee and Grantee's assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantors are in the quiet and peaceable possession of said property; and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

This property constitutes the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 13 day of September, 2018.

20180917000333470 09/17/2018 04:10:25 PM DEEDS 2/5

GRANTOR:

STATE OF COUNTY OF

[Affix Notary Seal]

____, the undersigned Notary Public in and for said State and County, hereby certify that JOHN CURTIS WELCH, a married man, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of 500000, 20 18.

SIGNATURE OF NOTARY PUBLIC My commission expires:

John Caldwell Jr My Commission Expires 01/22/2020

20180917000333470 09/17/2018 04:10:25 PM DEEDS 3/5

GRANTOR:

LYNN AMANDA WELCH, who acquired title as AMANDA LYNN WELCH

STATE OF COUNTY OF

the undersigned Notary Public in and for said State and County, hereby certify that LYNN AMANDA WELCH, who acquired title as AMANDA LYNN WELCH, a married woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of 520 tevroper, 20 18

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires:

John Caldwell Jr My Commission Expires

01/22/2020

This instrument was prepared by:

JENNIFER L. SHEA, ESQ. 423 LITHIA PINECREST ROAD BRANDON, FL 33511

When recorded, please mail to:

GEORGE GRIST OS NATIONAL, LLC 2170 SATELLITE BOULEVARD, SUITE 200 **DULUTH, GA 30097** FILE NO. 146251-15-CONREX-AL

The Grantee's address is:

CONREX MASTER, LLC 1505 KING STREET EXT., SUITE 100 CHARLESTON, SC 29405

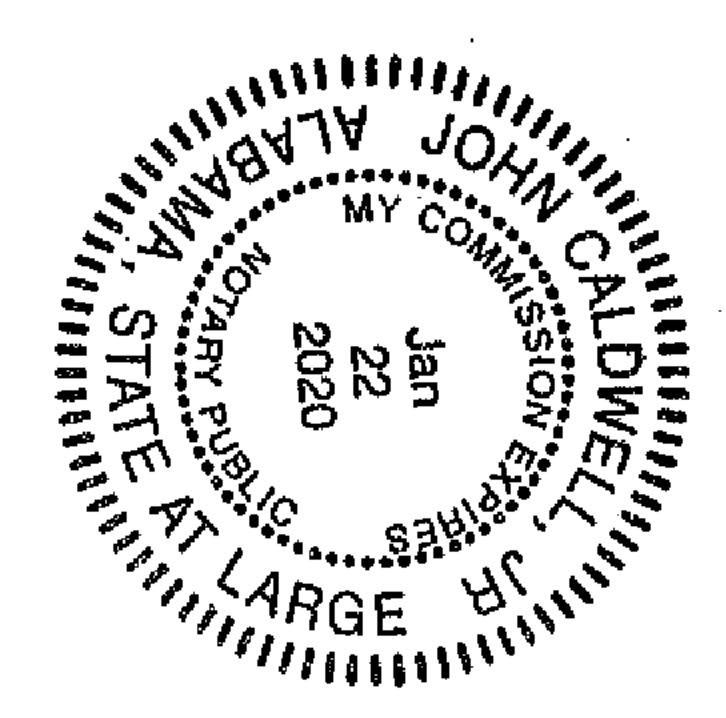


Exhibit A

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

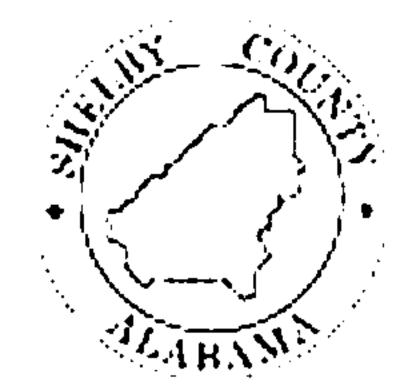
LOT 4, ACCORDING TO THE PLAT OF THE LAKES AT HIDDEN FOREST, PHASE I, AS RECORDED IN MAP BOOK 36, PAGE 115, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXCEPTING THEREFROM ALL INTERESTS IN AND TO ALL OIL, GAS AND OTHER MINERALS, IN ON AND/OR UNDER SAID PROPERTY AND ALL RIGHTS IN CONNECTION THEREWITH WHICH MAY HAVE BEEN GRANTED, RESERVED OR RELEASED TO OTHERS.

Parcel ID: 23-7-35-0-007-004.000

Commonly known as 112 Hidden Trace Court, Montevallo, AL 35115 However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20070525000246510.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2018 04:10:25 PM
\$197.00 JESSICA

20180917000333470

alli 5. Beyl

20180917000333470 09/17/2018 04:10:25 PM DEEDS 5/5

Real Estate Sales Validation Form

This	Document must be filed in acco	ordance with Code of Alabama 1975, Section 40-22-1
Grantor's Name	JOHN CURTIS WELCH and	Grantee's Name CONREX MASTER, LLC
Mailing Address	AMANDA LYNN WELCH	Mailing Address 1505 King Street Ext., Suite 100
	229 Grande View Lane	Charleston, SC 29405
	Maylene, AL 35114	
Property Address	112 Hidden Trace Court	
i Toporty Madross	Montevallo, AL 35115	Date of Sale
		Total Purchase Price \$ 170,000.00' or
		_ Actual Value \$
	· · · · · · · · · · · · · · · · · · ·	_
		Assessor's Market Value \$
The purchase price evidence: (check o Bill of Sale Sales Contract Closing Staten	ne) (Recordation of docum	this form can be verified in the following documentary nentary evidence is not required) Appraisal Other
If the conveyance cabove, the filing of	document presented for reco this form is not required.	ordation contains all of the required information referenced
		Instructions
Grantor's name and the	d mailing address - provide in current mailing address.	the name of the person or persons conveying interest
Grantee's name an to property is being	d mailing address - provide conveyed.	the name of the person or persons to whom interest
Property address -	the physical address of the	property being conveyed, if available.
Date of Sale - the o	late on which interest to the	property was conveyed.
Total purchase pric being conveyed by	e - the total amount paid for the instrument offered for re	the purchase of the property, both real and personal, ecord.
conveyed by the ins	property is not being sold, to strument offered for record. or the assessor's current ma	the true value of the property, both real and personal, being. This may be evidenced by an appraisal conducted by a arket value.
responsibility of value	se valuation, of the property	etermined, the current estimate of fair market value, as determined by the local official charged with the x purposes will be used and the taxpayer will be penalized h).
accurate. I further u	of my knowledge and belief Inderstand that any false sta Ited in <u>Code of Alabama 19</u>	that the information contained in this document is true and atements claimed on this form may result in the imposition 75 § 40-22-1 (h).
Date 4/3/8		Print_Julie King
Unattested	, , , , , , , , , , , , , , , , , , ,	Sign Sign
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1