

20200428000164330  
04/28/2020 10:02:03 AM  
DEEDS 1/3

**SEND TAX NOTICE TO:**

**Conrex ML SMA 2019-01 Operating Company, LLC**  
1505 King Street Ext, Ste 100  
Charleston, SC 29405

Source of Title Instrument #20200325000117510

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

**STATUTORY**

**WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **One Hundred Four Thousand Seven Hundred Fifty Dollars and no/100s (\$104,750.00)** the amount of which can be verified by the Tax Assessors Value to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **AlaVest, LLC** an Alabama Limited Liability Company , whose address is 429 Lorna Square, Hoover, Alabama 35216 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Conrex ML SMA 2019-01 Operating Company, LLC**, a Delaware Limited Liability Company, whose address is 1505 King Street Ext, Ste 100, Charleston, SC 29405 (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama and having a property address known as 147 8<sup>th</sup> Street SW, Alabaster, Al 35007 to wit:

THE SOUTH 100 FEET OF LOT 1, IN BLOCK 2, ACCORDING TO THE SURVEY OF NICKERSON'S SUBDIVISION ON HELENA ROAD, AS RECORDED IN MAP BOOK 3, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**PARCEL ID/APN: 23-1-02-2-001-019.001**

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Subject to all rights of redemption from that certain foreclosure sale of February 25, 2020 and recorded in Inst. #20200325000117510

**To Have and To Hold** to unto said Grantee, its successors and/or assigns.

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of April, 2020

AlaVest, LLC

By Jessica Venter  
Its Authorized Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, a Notary Public in and for said county in said state, hereby certify that Jessica Venter, the authorized signatory of AlaVest, LLC, An Alabama Limited Liability Company whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/her in his/her capacity as Authorized Member executed the same voluntarily and with full authority on behalf of the Company.

WITNESS my hand and official seal in the county and state aforesaid this the 23 day of April, 2020

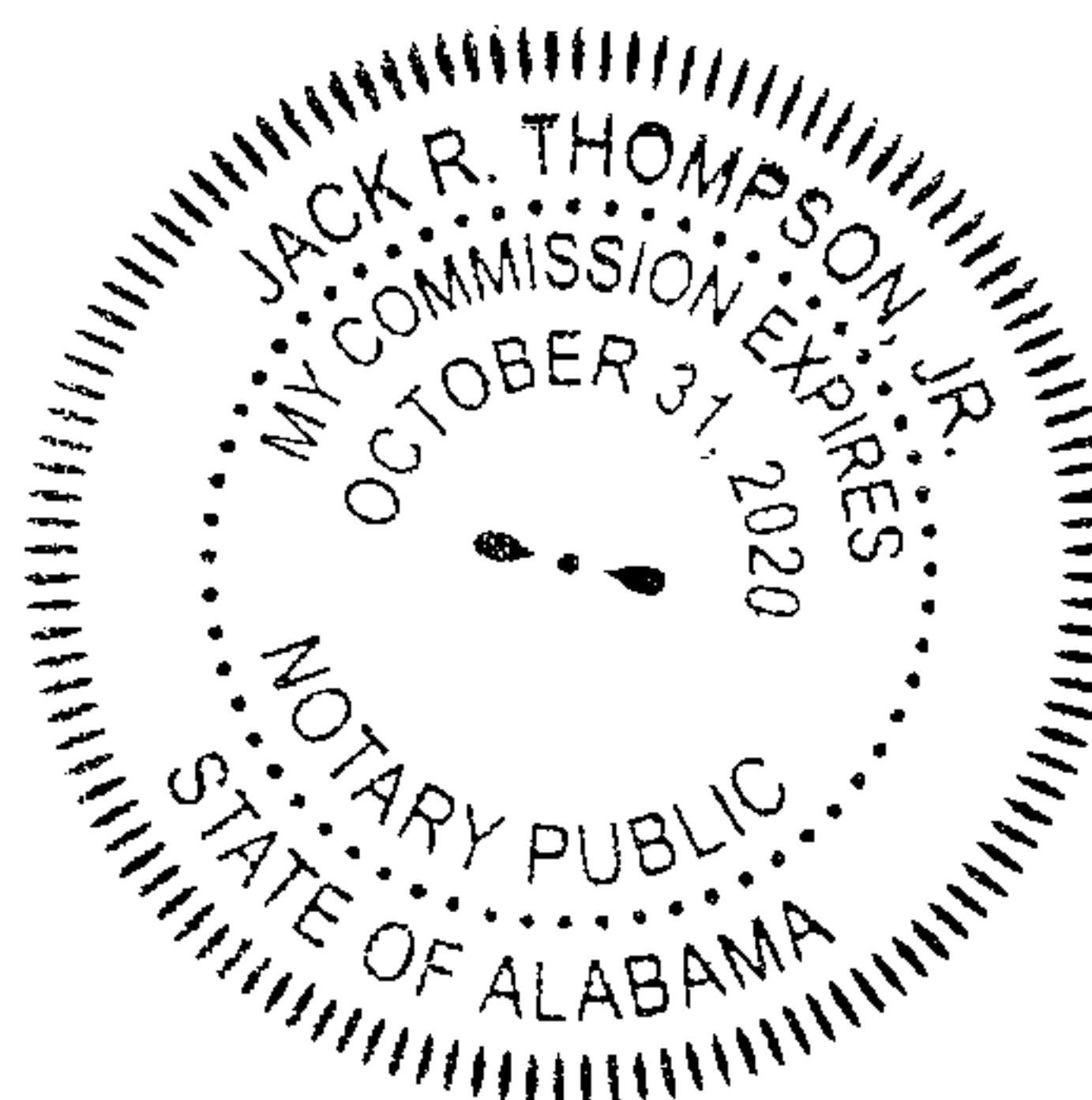
My Commission Expires: 10/31/2020

[Signature]  
Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr., Esq.  
The Law Office of Jack R. Thompson, Jr., LLC  
416 Yorkshire Dr  
Birmingham, Al 35209  
(205) 848-8003





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/28/2020 10:02:03 AM  
\$133.00 MISTI  
20200428000164330

20200428000164330 04/28/2020 10:02:03 AM DEEDS 3/3

*Allen S. Beyle*

### Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section***

Grantor's Name	AlaVest, LLC	Grantee's Name	Conrex ML SMA 2019-01 Operating
Mailing Address	429 Lorna Square Birmingham, AL 35216	Mailing Address	1505 King Street Ext, Suite 100 Charleston, SC 29405

Property Address 147 8th Street Southwest,  
Alabaster, AL 35007147 8th  
Street Southwest

Date of Sale April 24, 2020  
Total Purchase Price \$104,750.00sales

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

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 April 24, 2020

Print OS National

Unattested

(verified by)

Sign

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