

Send Tax Notice to:
Linda Gunn
121 Stonebriar Dr.
Calera, AL 35040

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-23-10443

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY THREE THOUSAND AND 00/100 (\$233,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Conrex Residential Property Group 2016 TRS, LLC, a Delaware Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

997 Morrison Drive, Suite 402, Charleston, SC 29403

by **Linda Gunn (herein referred to as "Grantee")**, whose mailing address is

121 Stonebriar Dr., Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **121 Stonebriar Dr, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$193,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 5th day of July, 2023.

Conrex Residential Property Group 2016 TRS, LLC, a Delaware Limited Liability Company

By: Matthew Mitarotonda
Matthew Mitarotonda, Authorized Agent

State of South Carolina
County of Charleston

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew Mitarotonda, Authorized Agent**, whose name(s) as **Authorized Agent(s) of Conrex Residential Property Group 2016 TRS, LLC**, a/an **Delaware** corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Conrex Residential Property Group 2016 TRS, LLC**, on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2023.

Jessica S. Johnson
Notary Public, State of

Printed Name

My Commission Expires: 4/8/31

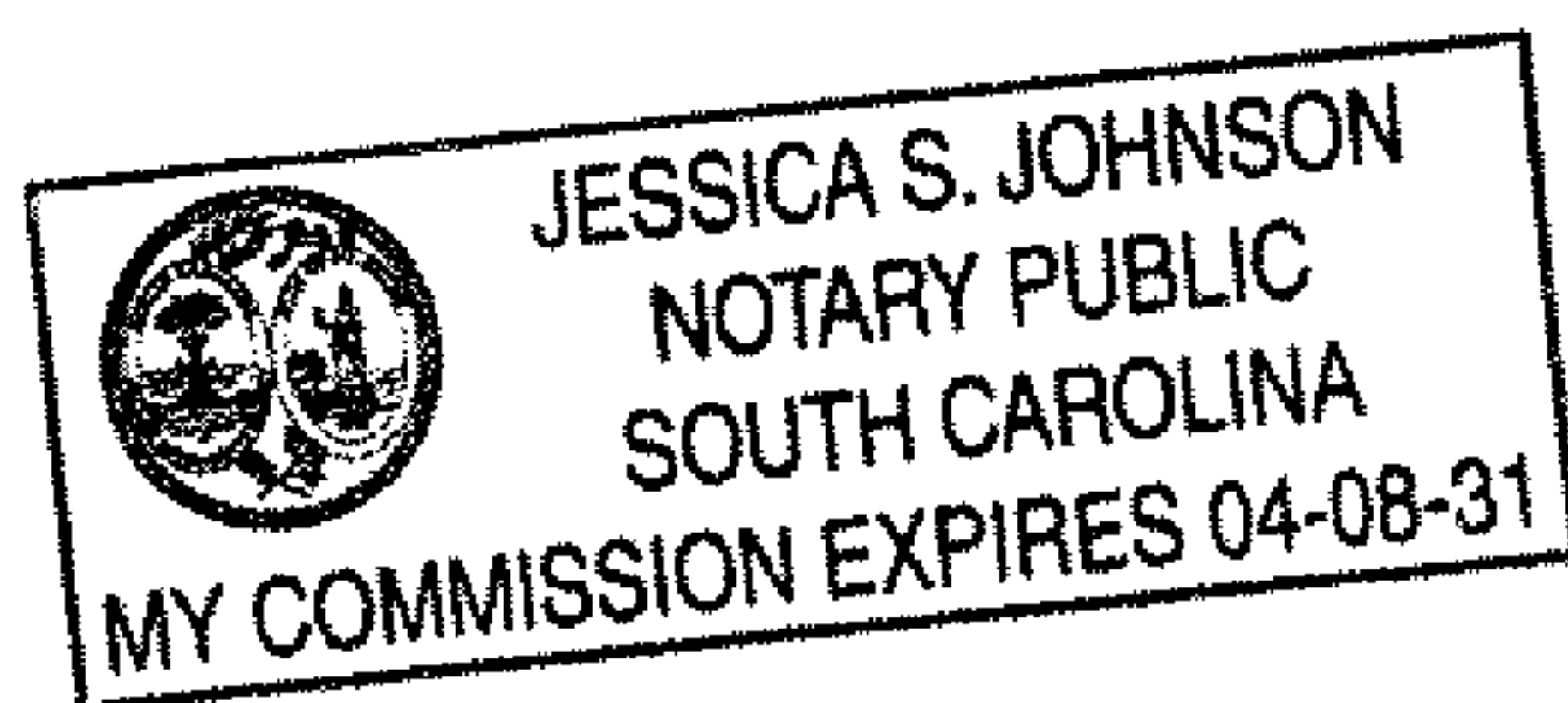


EXHIBIT A

Property 1:

Lot 128A, according to the Resurvey of Stonebriar Phase I, as recorded in Map Book 38, Page 61, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2023 01:19:55 PM
\$68.00 JOANN
20230711000206320

Exhibit A

Allen S. Bayl