

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Conrex Residential
3 Cordes Street
Charleston, SC 29401

20141021000333090 10/21/2014 03:58:26 PM DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$90,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Julie A. Romano, an unmarried person, whose mailing address is 1203 Shoal Run Trail 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Conrex Residential Property Group 2013-1, LLC, whose mailing address is 3 Cordes St., Charleston, SC 29401 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 443 Camden Cove, Calera, AL 35040; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ 0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Julie A. Romano, an unmarried person has/have hereunto set his/her/their hand(s) and seal(s), this 17th day of October, 2014.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the date of this deed.
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Julie A. Romano, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 17th day of October, 2014.

Notary Public
Commission Expires: 10/31/2016

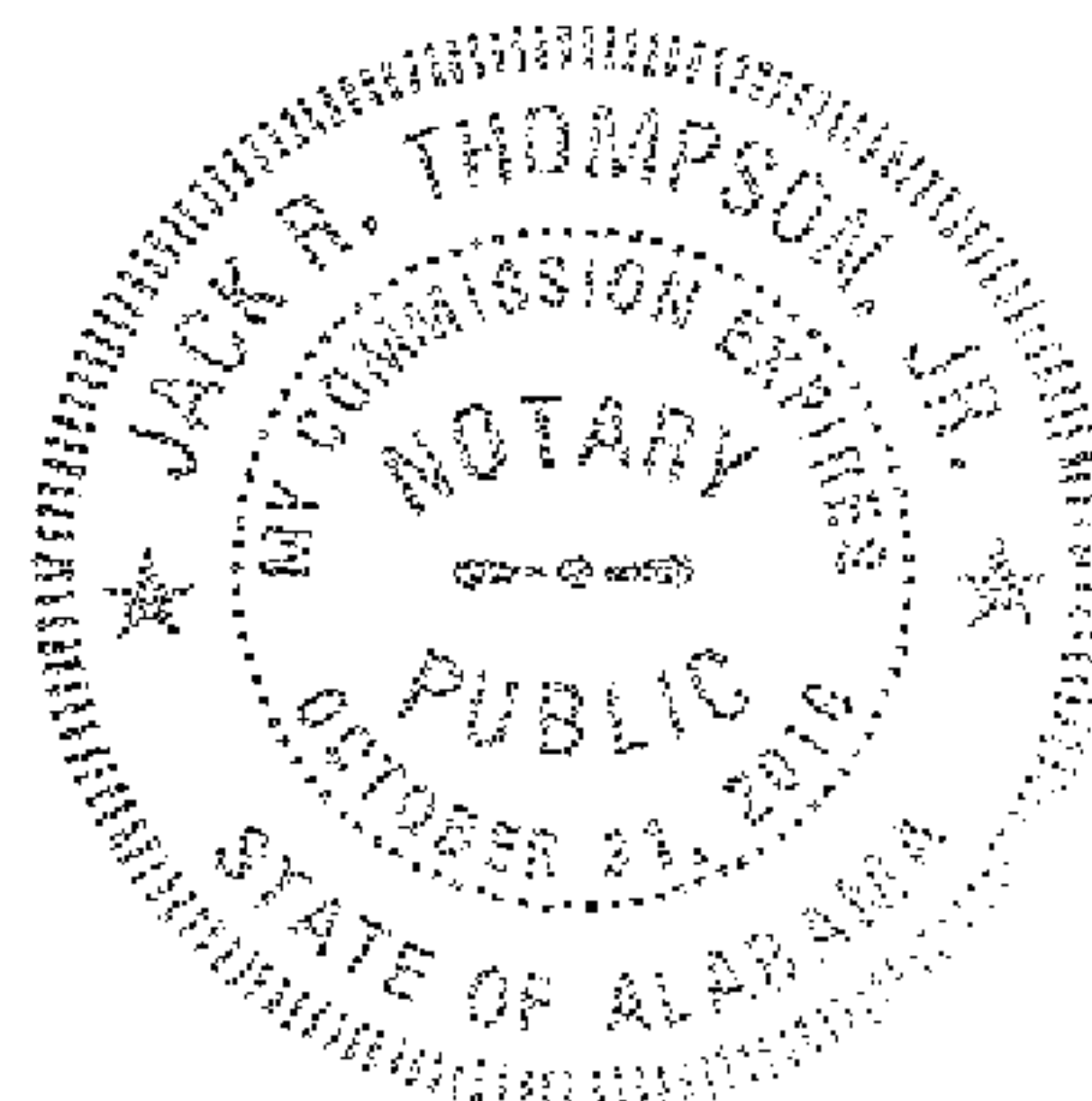
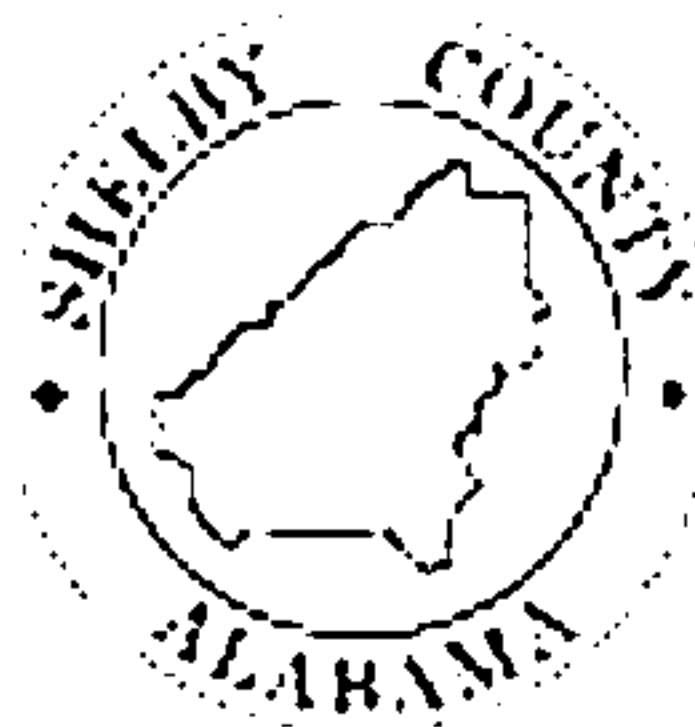


EXHIBIT "A"
Legal Description

Lot 234, according to the Survey of the Final Plat of Camden Cove, Sector 9, as recorded in Map Book 33, Page 14, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/21/2014 03:58:26 PM
\$107.00 CHERRY
20141021000333090

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.