

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.

300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
CONREX RESIDENTIAL PROPERTY
GROUP 2013-1 LLC

3 Cordes Street
Charleston, SC 29401

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Eight Thousand and 00/100 Dollars (\$108,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, SHANNON PATE, a married person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto CONREX RESIDENTIAL PROPERTY GROUP 2013-1 LLC (herein referred to as "Grantee"), all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**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**

**SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR
NOR THE GRANTORS SPOUSE**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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

IN WITNESS WHEREOF, the Grantor has hereunto his hands and seals, this 10th day of OCTOBER, 2014.



SHANNON PATE

STATE OF ALABAMA)

SHELBY COUNTY)

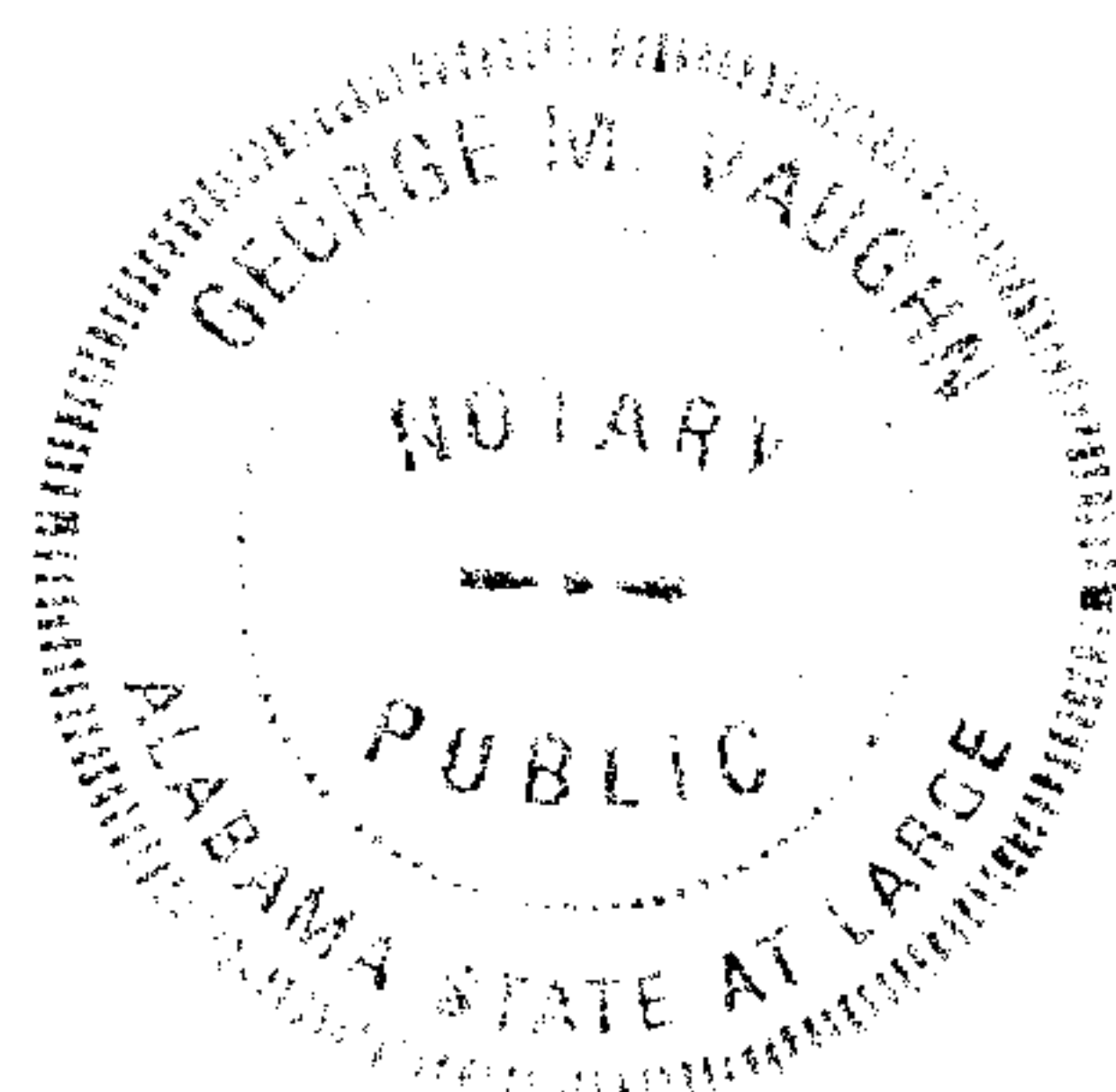
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, SHANNON PATE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of OCTOBER, 2014.



Notary Public

My Commission Expires: 9/18/2014



20141112000355880 1/2 \$125.00
Shelby Cnty Judge of Probate, AL
11/12/2014 12:22:49 PM FILED/CERT

Shelby County, AL 11/12/2014
State of Alabama
Deed Tax: \$108.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Shannon Pate
Mailing Address c/o George Vaughn
300 Cahaba Park Circle Ste 201
Birmingham AL 35244

Grantee's Name Context Residential Property Group
Mailing Address 3 Cordes Street
Charleston, SC 29401

Property Address 513 Camden Cove Circle
Calera AL 35040

Date of Sale 10/10/2014

Total Purchase Price \$ 108,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20141112000355880 2/2 \$125.00
Shelby Cnty Judge of Probate: AL
11/12/2014 12:22:49 PM FILED/CERT

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 10/10/2014

Print George Vaughn

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one