WARRANTY DEED

STATE OF ALABAMA)	
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Nineteen Thousand Dollars (\$119,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, James M. Bowen, an unmarried man, (herein referred to as grantor), grant, bargain, sell and convey unto Conrex Residential Property Group 2013-1, LLC, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 36, according to the Survey of Waterford Village, Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above described property is 245 Village Drive, Calera, AL 35040.

Leanne Bowen, deceased spouse of the grantor herein, departed this life on July 31, 2013.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, her heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this _____ day of December, 2014.

James M. Bowen

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that James M. Bowen, 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 the A day of December, 2014.

THE WILLIAM AND THE REAL PROPERTY OF THE PARTY OF THE PAR

NOTARY

PUBLIC

NOTARY PUBLIC My Commission Expires:

THIS INSTRUMENT PREPARED BY:

SMITH CLOSING AND TITLE, LLC

Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830

Shelby Cnty Judge of Probate, AL 12/05/2014 03:36:16 PM FILED/CERT

> Shelby County, AL 12/05/2014 State of Alabama

Deed Tax:\$119.00

Real Estate Sales Validation Form

This	Document must be filed in accordan		5 L	
Grantor's Name	Janes 4 Bower	Grantee's Name	Contex residental	
Mailing Address	10 Creducite St	Mailing Address		
	4e lesson M		3 Carlos 57	
	35080		(No 108)	
Property Address	ays village DC	Date of Sale	12/2/14	
•	Calea	Total Purchase Price	\$ 119000.00	
	35540	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 Other				
Closing State	· · · · · · · · · · · · · · · · · · ·			
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.				
	Ins	tructions		
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 <u>Code of Alabama 1975</u> § 40-22-1 (h).				
Date	 	int Janua M	Bowes	
Unattested	Si	gn James M	Down J	
	'···ified by)	(Grantor/Grante	e/Owner/Agent) circle one	

20141205000383960 2/2 \$136.00 Shelby Cnty Judge of Probate, AL 12/05/2014 03:36:16 PM FILED/CERT Form RT-1