

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.

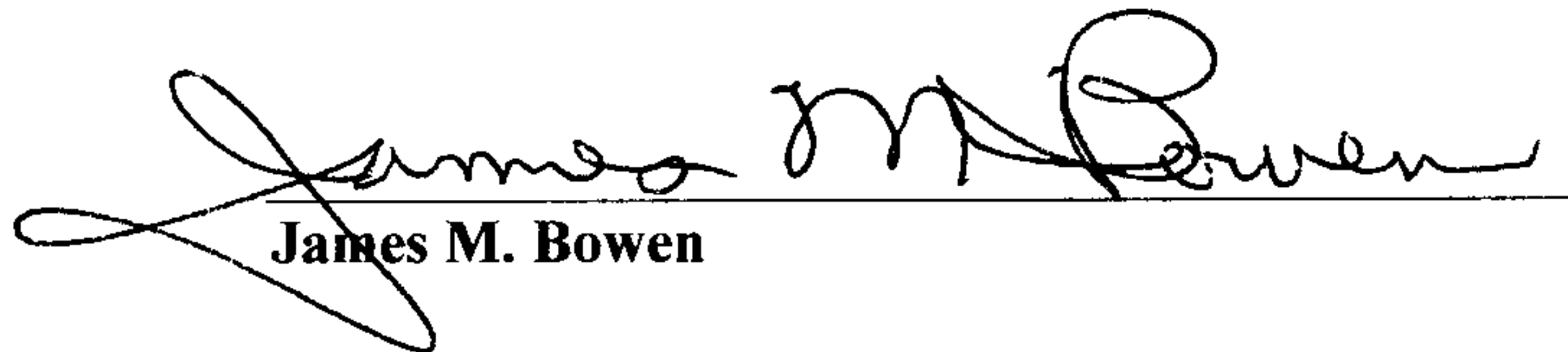
For ad valorem tax purposes only, the address to the above described property is 245 Village Drive, Calera, AL 35040.

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 3 day of December, 2014.

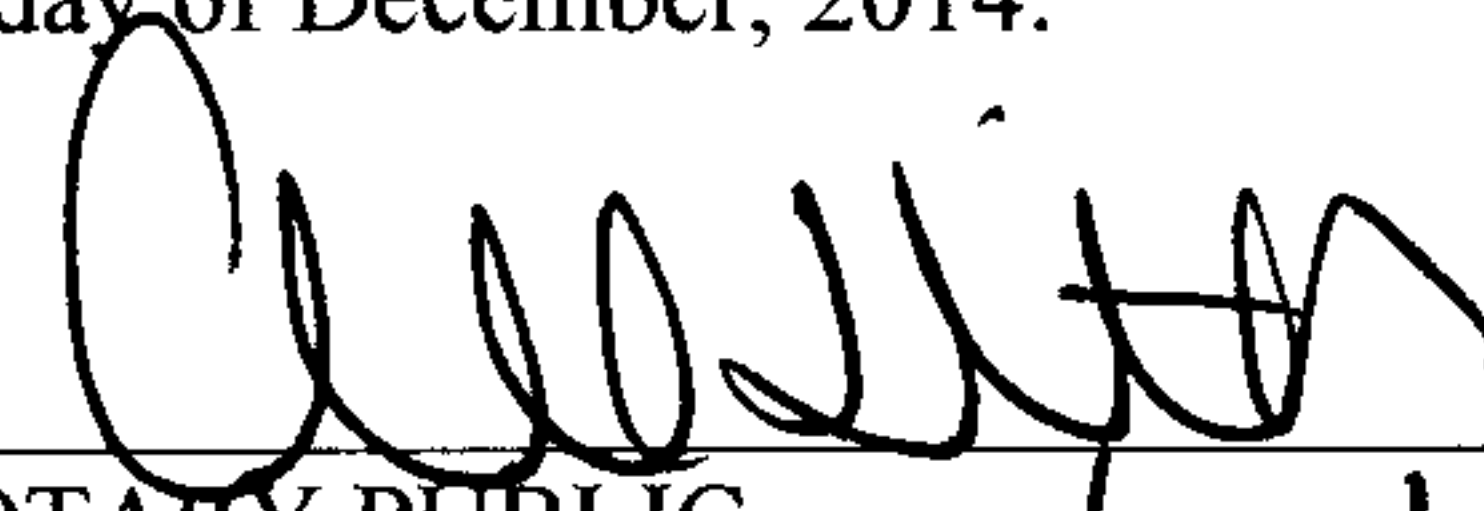

James M. Bowen

STATE OF ALABAMA)

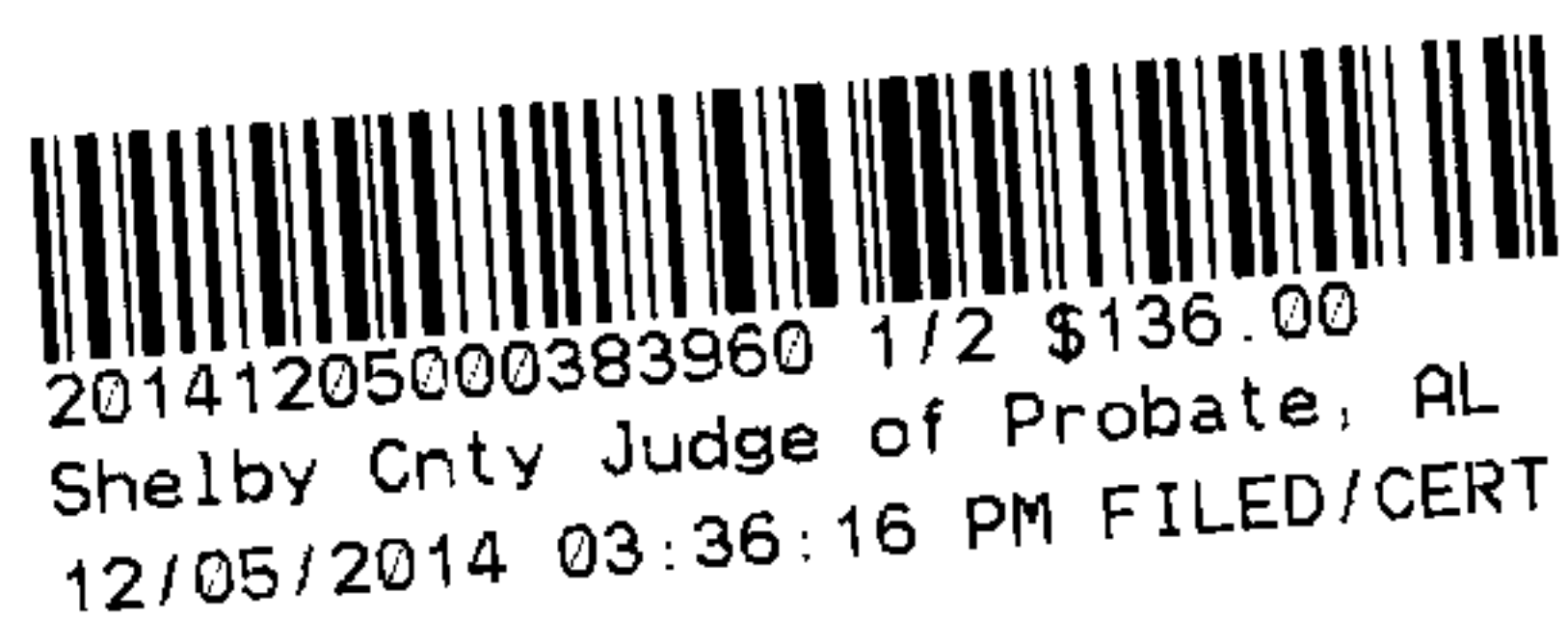
COUNTY OF JEFFERSON)

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 3 day of December, 2014.


NOTARY PUBLIC
My Commission Expires: 5/29/2016

THIS INSTRUMENT PREPARED BY:
SMITH CLOSING AND TITLE, LLC
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830



Shelby County, AL 12/05/2014
State of Alabama
Deed Tax: \$119.00

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

Date of Sale 12/3/14

Total Purchase Price \$ 119,000.00

or

Actual Value \$ _____

or

Seller's Market Value \$ _____

_____ Appraisal
Other

Instructions

Form RT-1