

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Conrex Residential Property Group 2013-1 LLC
3 Cordes Street
Charleston, SC 29401

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

STATUTORY WARRANTY DEED

20150402000104050

04/02/2015 12:12:37 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety Two Thousand & NO/100 (\$92,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Investorfy, Inc.**, it successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Conrex Residential Property Group 2013-1 LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 446, according to the final plat of Waterford Highlands Sector 2, Phase 1, as recorded in Map Book 30, Page 110 in the Probate Office of Shelby County, Alabama.

Property Address: 109 Waterford Highlands Trail, Calera, Alabama 35040

\$ 0 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 27th day of March, 2015.

Investorfy, Inc.

By: Jonathan McDrick

Its President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Jonathan McDrick whose name as President of **Investorfy, Inc.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such President and with such authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of March, 2015.

NOTARY PUBLIC:

Jeff W. Parmer

My Commission Expires: 09/17/2016

Real Estate Sales Validation Form

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

Grantor's Name Investorfy, Inc.
Mailing Address 1820 Oxmoor Road
Suite 409
Birmingham, AL 35209

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

Property Address 109 Waterford Highlands Trail
Calera, AL 35040

Date of Sale 3/27/15
Total Purchase Price \$ 92000.00

20150402000104050
04/02/2015 12:12:37 PM
DEEDS 2/2

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
☒ 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.

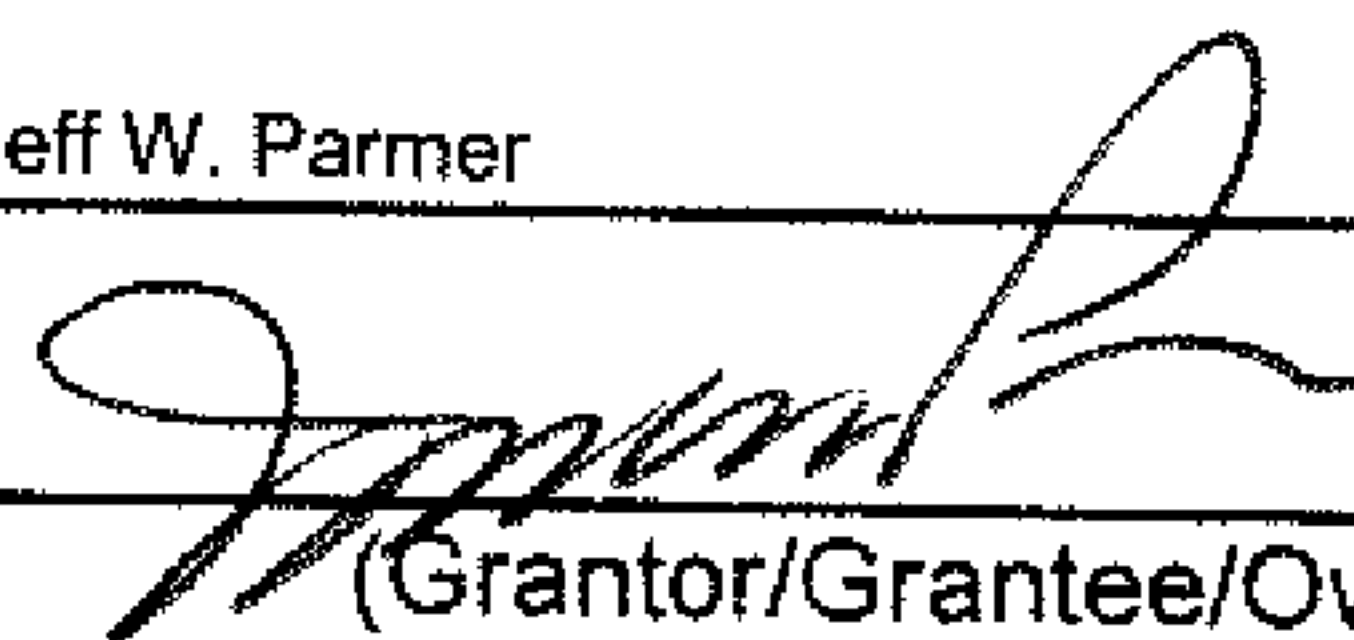
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 4/2/15

Print Jeff W. Parmer

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/02/2015 12:12:37 PM
\$109.00 CHERRY
20150402000104050

