

NTC1500093

Send tax notice to:

Conrex

3 Cordes Street

Charleston, SC 29401

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA)

COUNTY OF SHELBY)


20150408000113390 1/3 \$137.00
Shelby Cnty Judge of Probate, AL
04/08/2015 03:29:57 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventeen Thousand and 00/100 Dollars (\$117,000.00) in hand paid to the undersigned, **Star Properties, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantor") by **Conrex Residential Property Group 2013-1, LLC, a Delaware limited liability company** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LEGAL DESC: Lot 3-42, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A & B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

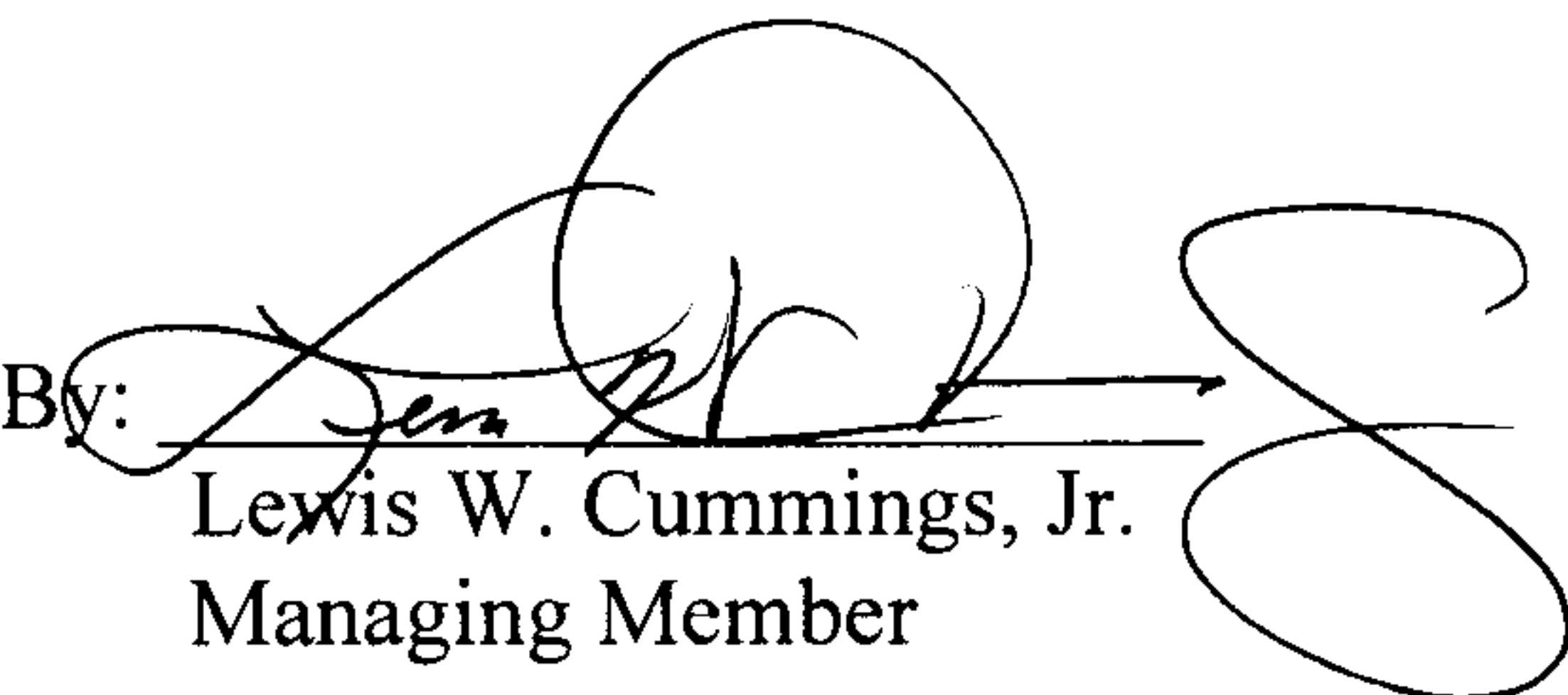
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it

Shelby County, AL 04/08/2015
State of Alabama
Deed Tax: \$117.00

is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Star Properties, LLC, an Alabama Limited Liability Company, by Lewis W. Cummings, Jr., its Managing Member, who is authorized to execute this conveyance, has hereunto set his signature and seal on April 3rd, 2015.

Star Properties, LLC
An Alabama Limited Liability Company

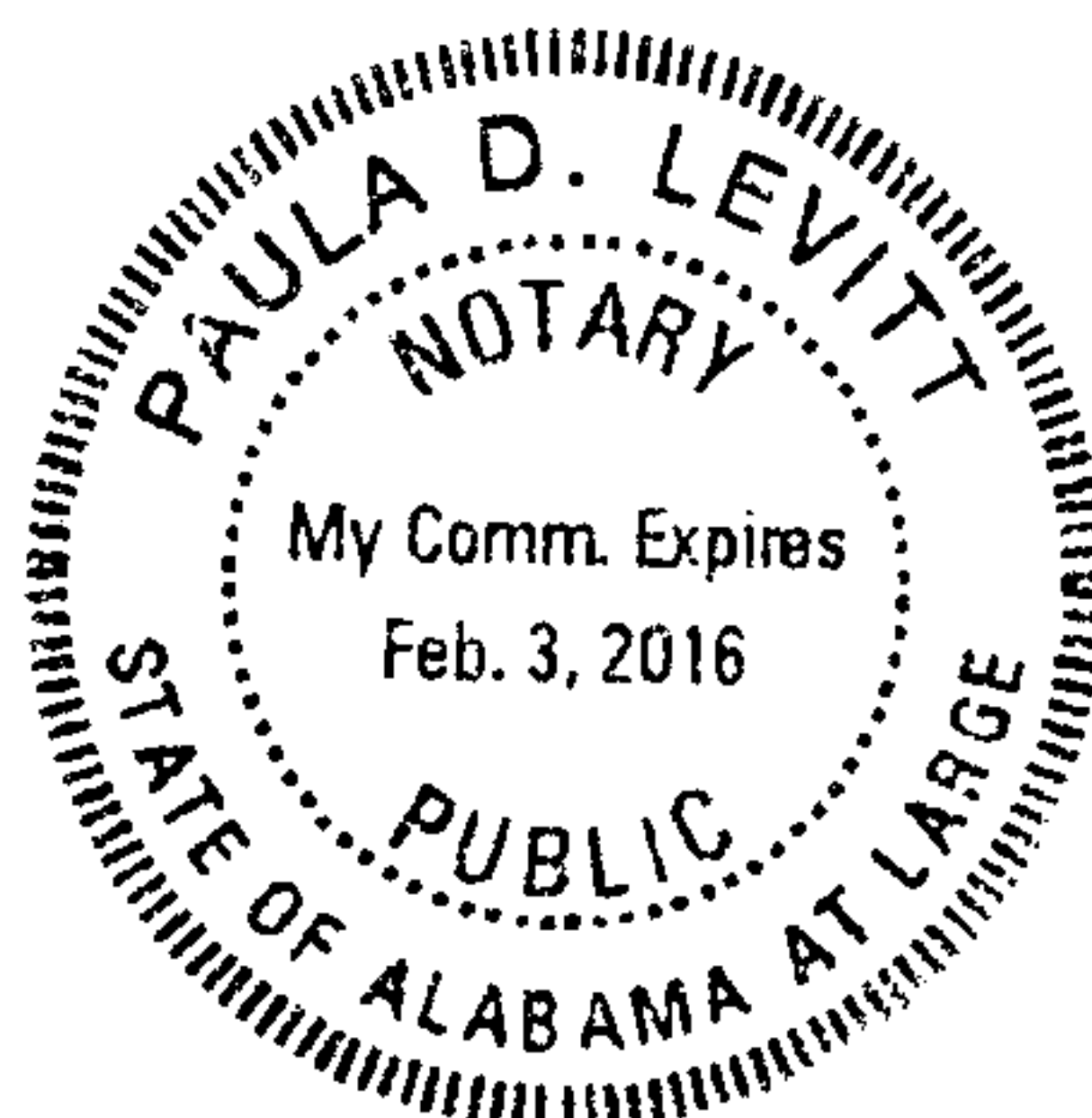
By: 
Lewis W. Cummings, Jr.
Managing Member

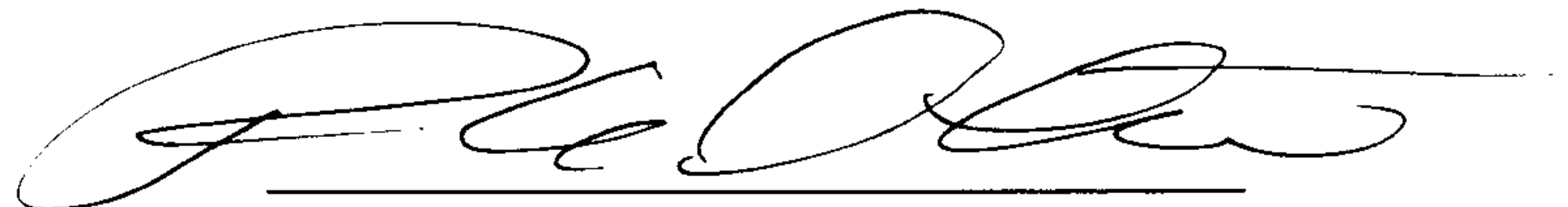
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis W. Cummings, Jr., whose name as its Managing Member of Star Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 3rd day of April, 2015.

(NOTARIAL SEAL)




Notary Public
Print Name: Paula D Levitt
Commission Expires: 2-3-16


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Shelby Cnty Judge of Probate, AL
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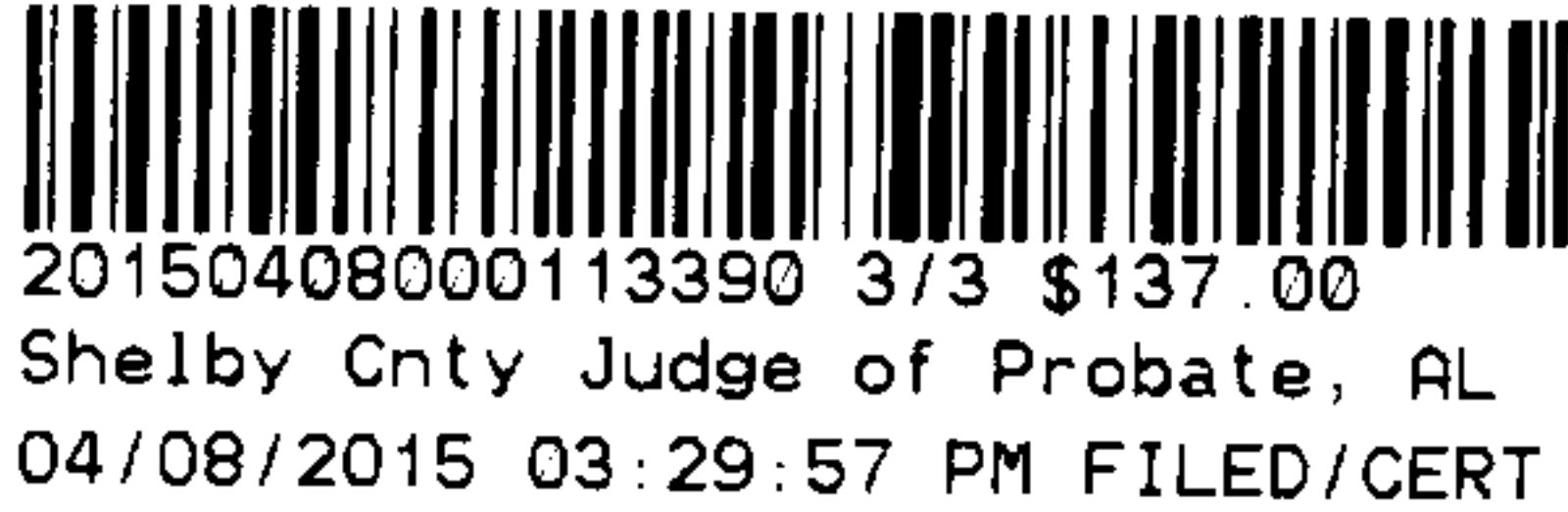
Real Estate Sales Validation Form

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

Grantor's Name: Star Properties LLC
Mailing Address: 2120 16th Ave South, Ste 300
Birmingham, AL
35205

Grantee's Name: Conrex Residential Property Group
Mailing Address: 1701 Oxmoor Rd
Homewood, AL

35209



Property Address: 1076 Fairbank Lane
Chelsea, AL 35043

County: Shelby

Date of Sale: 4/3/2015
Total Purchase Price: \$117,000.00

or
Actual Value: \$ n/a

or
Assessor's Market Value: \$ n/a

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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ other: _____ |
| ☒ Closing Statement | |

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: 4/3/2015

Print: Michelle Pouncey

☐ Unattested _____
(verified by)

Sign Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One