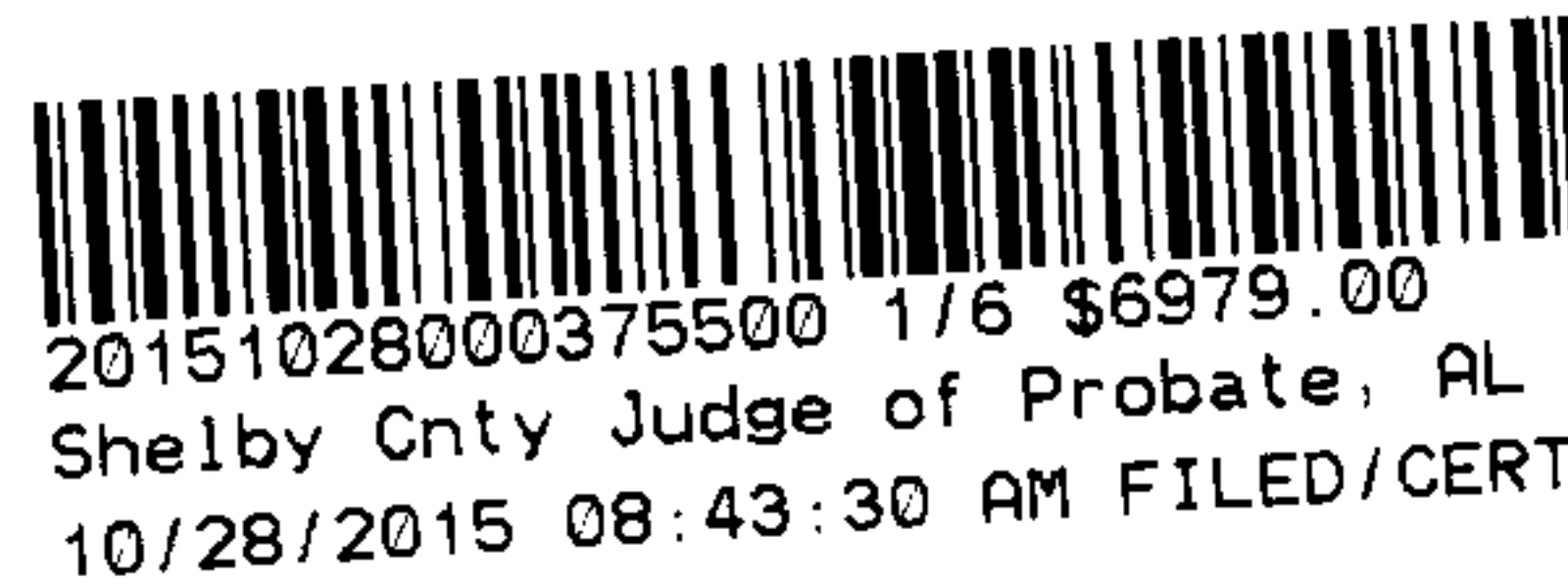


THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:

Elizabeth Kearney  
1650 Market St, Philadelphia, PA 19103

Shelby County, AL 10/28/2015  
State of Alabama  
Deed Tax: \$6950.00



SEND TAX NOTICE TO:

STATE OF ALABAMA )

COUNTY OF SHELBY )

Waypoint Residential, LLC  
3475 Piedmont Road, NE, Suite 1640  
Atlanta, Georgia 30305  
Attention: Ray Barrows

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS,**

**THAT IN CONSIDERATION** of the Twenty-Nine Million Two Hundred Thousand Dollars (\$29,200,000.00) and other valuable consideration in hand paid by **WAYPOINT STONECREST OWNER, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee"), to **NEW STONECREST ASSOCIATES, L.P.**, a Pennsylvania limited partnership (hereinafter referred to as the "Grantor"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, all those certain tracts or lots of land lying in Shelby County, Alabama, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, subject, however, to all matters of record.

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

**TO HAVE AND TO HOLD**, to the said Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its heirs, successors and assigns, will warrant and defend the above described

Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

\$22,250,400.00 of the consideration for this deed is secured by a mortgage executed and filed for record simultaneously herewith, and on which mortgage tax under Section 40-22-2 of the Alabama Code is being paid].

*[remainder of the page intentionally left blank. signature page follows]*



20151028000375500 2/6 \$6979.00  
Shelby Cnty Judge of Probate, AL  
10/28/2015 08:43:30 AM FILED/CERT

IN WITNESS WHEREOF the Grantor has caused this Statutory Warranty Deed to be executed as of the 15<sup>th</sup> day of October, 2015.

**GRANTOR:**

**NEW STONECREST ASSOCIATES, L.P.,**  
a Pennsylvania limited partnership

By: New Stonecrest GP LLC, a Pennsylvania  
limited liability company, its general partner

By: S. Michael Cohen  
S. Michael Cohen, President


COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF PHILADELPHIA )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that S. Michael Cohen, whose name as President of New Stonecrest GP LLC, a Pennsylvania limited liability company, as general partner of New Stonecrest Associates, L.P., a Pennsylvania limited partnership, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as aforesaid general partner of said limited partnership.

Given under my hand and official seal, this the 15<sup>th</sup> day of October, 2015.

[Signature]  
Notary Public  
My Commission Expires: 11/13/2018

  
20151028000375500 3/6 \$6979.00  
Shelby Cnty Judge of Probate, AL  
10/28/2015 08:43:30 AM FILED/CERT

**COMMONWEALTH OF PENNSYLVANIA**  
**NOTARIAL SEAL**  
**HARRY A. REICHNER, Notary Public**  
**City of Philadelphia, Phila. County**  
**My Commission Expires November 13, 2018**



**EXHIBIT A**

**LEGAL DESCRIPTION**

Pursuant to that certain survey of the Property dated July 29, 2008 prepared on behalf of the Grantor by Samuel J. Martin, AL Reg. No. 12501, the real property is described as follows:

**PARCEL I:**

Commence at the Northwest corner of the Southeast quarter of the Northeast quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama: Thence run South along the West line of said quarter-quarter section for a distance of 929.63 feet to the point of beginning. From said point of beginning, continue South along the last described course for a distance of 263.72 feet; thence turn an angle to the left of 91 degrees 03 minutes 21 seconds and leaving said West line run in an Easterly direction for a distance of 672.12 feet; thence turn an angle to the left of 88 degrees 46 minutes 58 seconds and run in a Northerly direction for a distance of 263.72 feet; thence turn an angle to the left of 91 degrees 13 minutes 18 seconds and run in a Westerly direction for a distance of 672.86 feet to the point of beginning of the herein described parcel of land.

**PARCEL II:**

Commence at the Northwest corner of the Southeast quarter of the Northeast quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama: Thence run South along the West line of said quarter-quarter section for a distance of 1193.35 feet to the point of beginning. From said point of beginning, continue South along the last described course for a distance of 792.25 feet; thence turn an angle to the left of 90 degrees 56 minutes 41 seconds and leaving said West line run in an Easterly direction for a distance of 669.66 feet; thence turn an angle to the left of 88 degrees 52 minutes 46 seconds and run in a Northerly direction for a distance of 793.47 feet; thence turn an angle to the left of 91 degrees 13 minutes 01 seconds and run in a Westerly direction for a distance of 672.12 feet to the point of beginning of the herein described parcel of land.

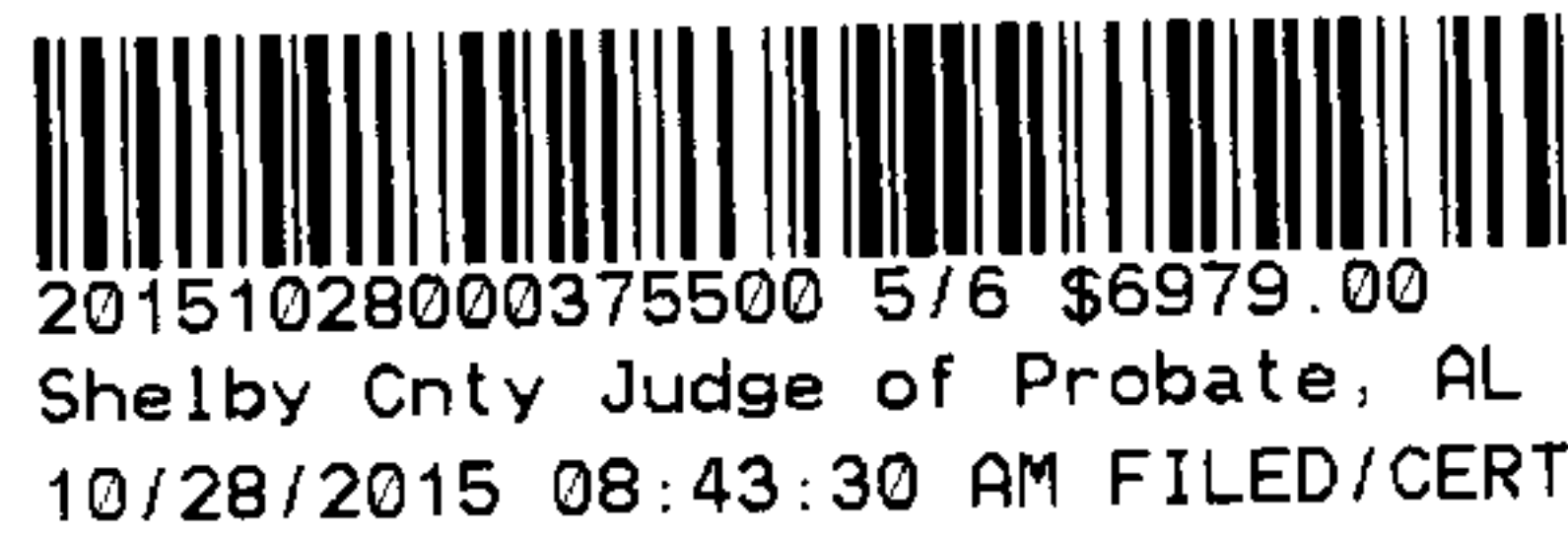
**PARCEL III:**

Commence at the Northwest corner of the Southeast quarter of the Northeast quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama: Thence run South along the West line of said quarter-quarter section and the West line of the Northeast quarter of the Southeast quarter of said Section 5 for a distance of 1985.60 feet to the point of beginning. From said point of beginning, continue South along the described course for a distance of 663.95 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of said Section 5; thence turn an angle to the left of 91 degrees 04 minutes 32 seconds and leaving said West line run in an Easterly direction for a distance of 668.24 feet; thence turn an angle to the left of 88 degrees 47 minutes 59 seconds and run in a Northerly direction for a distance of 663.05 feet; thence turn an angle to the left of 91 degrees 07 minutes 14 seconds and run in a Westerly direction for a distance of 669.66 feet to the point of beginning of the herein described parcel of

land. Together with those certain easements recorded in Shelby County Instrument # 1996-17259 and as recorded in duplicate in Shelby County Instrument # 1996-17260.

PARCEL IV:

Non-Exclusive easement for the benefit of Parcels I, II & III for the purpose of slope, drainage and access, as created by those certain easement agreements recorded in Shelby County Instrument Number 1996-17259 and as recorded in duplicate in Shelby County Instrument Number 1996-17260, over, under and across the property described herein.





# Real Estate Sales Validation Form

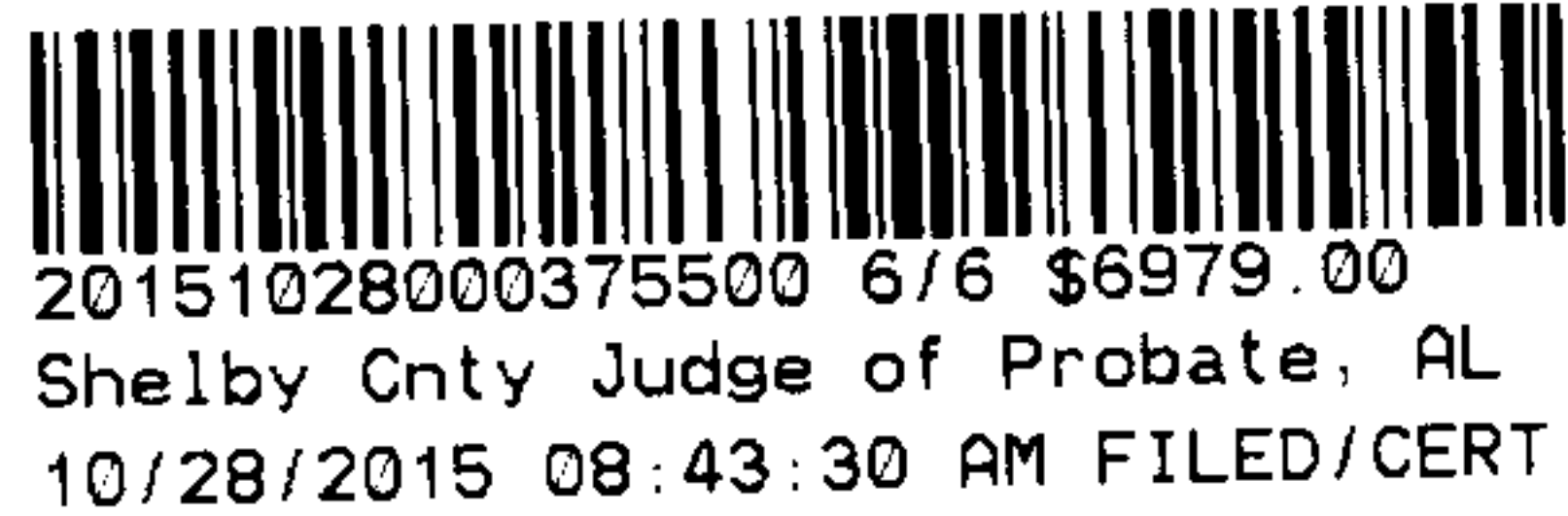
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name NEW STONECREST ASSOCIATES, L.P.  
Mailing Address 308 East Lancaster Avenue  
Suite 235, P.O. Box 678  
Wynnewood, Pennsylvania 19096

Grantee's Name WAYPOINT RESIDENTIAL SERVICES  
Mailing Address LLC  
3475 Piedmont Road NE  
Atlanta, Georgia 30305

Property Address One Stonecrest Drive  
Birmingham, Alabama

Date of Sale 10/19/15  
Total Purchase Price \$ 29,200,000.00



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 10/15/2015

☐ Unattested

(verified by)

NEW STONECREST ASSOCIATES, L.P., a Pennsylvania limited  
Print partnership by New Stonecrest GP LLC, a Pennsylvania limited  
liability company, its general partner

Sign S. Michael Cohen, President  
(Grantor/Grantee/Owner/Agent) circle one