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11/19/2015 12:54:49 PM
DEEDS 1/12

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STATE OF NEW YORK
NEW YORK COUNTY

Return to:
OS National, LLC
2170 Satellite Boulevard, Suite 450
Duluth, GA 30097
Attn.: Charles Chacko

Mail tax statements to:
KLM Property Solutions, LLC
P.O. Box 2086
Lawrenceville, GA 30046

\$ 1,208,856.96 was derived from a mortgage loan closed and being recorded simultaneously herewith.

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC, a Delaware limited liability company, whose post office address is 3 Cordes Street, Charleston, SC 29401, (herein referred to as Grantor), does hereby grant, bargain, sell and convey CONREX RESIDENTIAL PROPERTY GROUP 2013-3 OPERATING COMPANY, LLC, a Delaware limited liability company, whose address is 3 Cordes Street, Charleston, SC 29401, (herein referred to as Grantee) the following lot or parcel of land, situated in the State of Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A."

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 9 day of November, 2015.

Maitry Halder
Witness

Maitry Halder
Printed Name

Holly Berger
Witness

HOLLY BERGER
Printed Name

CONREX RESIDENTIAL PROPERTY GROUP 2013-1,
LLC, a Delaware limited liability company

By: Conrex Residential Property Group 2013-1 Holding
Company, LLC,
a Delaware limited liability company,
its sole Member

By: [Signature]
Eric Phillipps, Vice President

STATE OF NEW YORK }

COUNTY OF NEW YORK }

I, CAREN MATYCKAS, hereby certify that ERIC PHILLIPPS, Vice President of Conrex Residential Property Group 2013-1 Holding Company, LLC, a Delaware limited liability company, which entity is the sole Member of CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC, a Delaware limited liability company, 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, executed the same voluntarily on the day the same bears date.

Given under my hand this 9TH day of NOVEMBER, 2015

CAREN MATYCKAS
Notary Public, State of New York
No. 60-4858863
Qualified in Westchester County
Commission Expires May 19, 2018

[Signature]
Notary Public
My commission expires: 5/19/2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Property Address	City	State	Zip Code	County
1	CRX3-121	104 MAINSAIL CIRCLE	ALABASTER	AL	35007	SHELBY
2	CRX3-132	1356 OLD BOSTON ROAD	ALABASTER	AL	35007	SHELBY
3	CRX3-153	516 PARK VILLAGE LANE	ALABASTER	AL	35007	SHELBY
4	CRX3-123	109 WATERFORD HIGHLANDS TRAIL	CALERA	AL	35040	SHELBY
5	CRX3-127	1179 VILLAGE TRAIL	CALERA	AL	35040	SHELBY
6	CRX3-135	1556 20TH AVENUE	CALERA	AL	35040	SHELBY
7	CRX3-140	2211 VILLAGE LANE	CALERA	AL	35040	SHELBY
8	CRX3-141	229 VILLAGE DRIVE	CALERA	AL	35040	SHELBY
9	CRX3-146	328 MAGGIE WAY	CALERA	AL	35040	SHELBY
10	CRX3-147	333 SAVANNAH CIRCLE	CALERA	AL	35040	SHELBY
11	CRX3-148	352 UNION STATION WAY	CALERA	AL	35040	SHELBY
12	CRX3-149	387 UNION STATION WAY	CALERA	AL	35040	SHELBY
13	CRX3-151	443 CAMDEN COVE CIRCLE	CALERA	AL	35040	SHELBY

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 104 MAINSAIL CIRCLE, ALABASTER, AL, 35007
COUNTY: SHELBY
CLIENT CODE: CRX3-121
TAX PARCEL ID/APN: 13 7 26 2 001 003.009

LOT 105, ACCORDING TO THE THIRD SECTOR OF PORT SOUTH, AS RECORDED IN MAP BOOK 7, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 1356 OLD BOSTON ROAD, ALABASTER, AL, 35007
COUNTY: SHELBY
CLIENT CODE: CRX3-132
TAX PARCEL ID/APN: 13 8 34 1 003 014.000

LOT 64, ACCORDING TO THE SURVEY OF VALLEY FORGE, AS RECORDED IN MAP BOOK 6, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-3

STREET ADDRESS: 516 PARK VILLAGE LANE, ALABASTER, AL, 35007
COUNTY: SHELBY
CLIENT CODE: CRX3-153
TAX PARCEL ID/APN: 23-7-26-0-010-028.000

LOT 28, ACCORDING TO THE FINAL PLAT PARK FOREST VILLAGE, AS RECORDED IN MAP BOOK 31, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-4

STREET ADDRESS: 109 WATERFORD HIGHLANDS TRAIL, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX3-123
TAX PARCEL ID/APN: 22 7 35 2 005 013.000

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.

EXHIBIT A-5

STREET ADDRESS: 1179 VILLAGE TRAIL, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX3-127
TAX PARCEL ID/APN: 22 7 35 2 006 027.000

LOT 330, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 2, AS
RECORDED IN MAP BOOK 30, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

EXHIBIT A-6

STREET ADDRESS: 1556 20TH AVENUE, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX3-135
TAX PARCEL ID/APN: 28 5 21 3 002 028.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOTS 21, 22, AND 23, IN BLOCK
267, ACCORDING TO THE MAP AND SURVEY OF J.H. DUNSTAN OF THE TOWN OF
CALERA, ALABAMA.

EXHIBIT A-7

STREET ADDRESS: 2211 VILLAGE LANE, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX3-140
TAX PARCEL ID/APN: 22-7-35-1-004-009.00

LOT 212A ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 5 PHASE 3 AS
RECORDED IN MAP BOOK 37 PAGE 65 IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

EXHIBIT A-8

STREET ADDRESS: 229 VILLAGE DRIVE, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX3-141
TAX PARCEL ID/APN: 227352002105000

LOT 33, 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.

EXHIBIT A-9

STREET ADDRESS: 328 MAGGIE WAY, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX3-146
TAX PARCEL ID/APN: 28-5-16-2-001-033.000

LOT 31, ACCORDING TO THE SURVEY OF HAMPTON SQUARE AS RECORDED IN MAP
BOOK 42 PAGE 114 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.

EXHIBIT A-10

STREET ADDRESS: 333 SAVANNAH CIRCLE, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX3-147
TAX PARCEL ID/APN: 22-9-31-2-004-001.000

LOT 601 A, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, 6TH SECTOR,
RESURVEY OF LOT 601, AS RECORDED IN MAP BOOK 31, PAGE 66, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-11

STREET ADDRESS: 352 UNION STATION WAY, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX3-148
TAX PARCEL ID/APN: 28 3 06 0 007 021.000

LOT 27, ACCORDING TO THE SURVEY OF UNION STATION PHASE I, AS RECORDED IN
MAP BOOK 41, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-12

STREET ADDRESS: 387 UNION STATION WAY, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX3-149
TAX PARCEL ID/APN: 28-3-06-0-007-024.000

LOT 49, ACCORDING TO THE SURVEY OF UNION STATION PHASE 1, AS RECORDED IN
MAP BOOK 41, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-13

STREET ADDRESS: 443 CAMDEN COVE CIRCLE, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX3-151
TAX PARCEL ID/APN: 28 5 16 2 009 013.000

LOT 234, ACCORDING TO THE SURVEY OF THE FINAL PLAT OF CAMDEN COVE, SECTOR
9, AS RECORDED IN MAP BOOK 33, PAGE 14, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name Conrex Residential Property
Mailing Address Group 2013-1, LLC
3 Cordes Street
Charleston, SC 29401

Grantee's Name Conrex Residential Property Group
Mailing Address 2013-3 Operating Company, LLC
3 Cordes Street
Charleston, SC 29401

Property Address See Attached Exhibit "A"

Date of Sale _____

Total Purchase Price \$ _____

or

20151119000400220 11/19/2015

Actual Value \$ 1,703,000.00

or

12:54:49 PM DEEDS 11/12

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

☒ 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 11/9/15

Conrex Residential Property Group 2013-1, LLC
By: Conrex Residential Property Group 2013-1 Holding Company, LLC
Print Eric Phillips, Vice President

Sign _____

Unattested _____

(verified by)

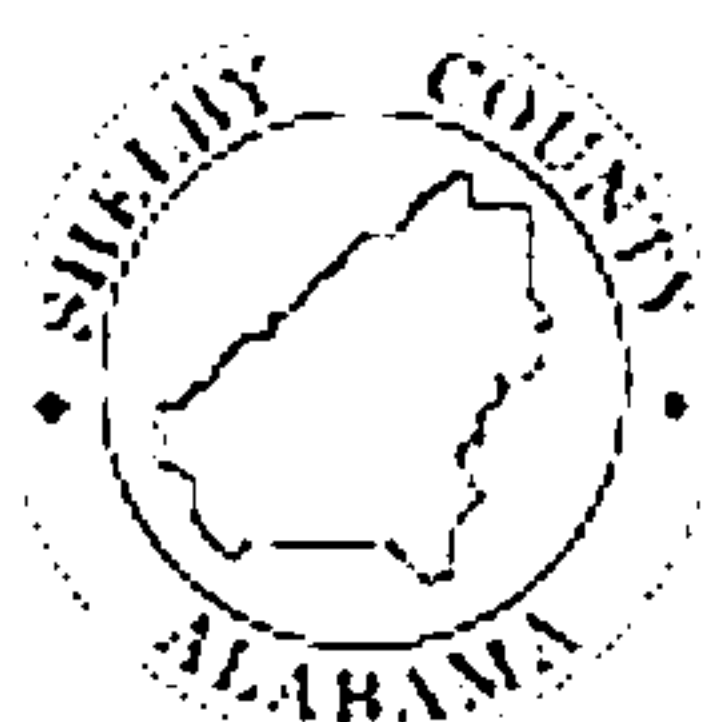
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Count	File Number	Property Address	City	State	Zip Code	County	Actual/Appraised Value
1	CRX3-121	104 MAINSAIL CIRCLE	ALABASTER	AL	35007	SHELBY	150,000
2	CRX3-132	1356 OLD BOSTON ROAD	ALABASTER	AL	35007	SHELBY	142,000
3	CRX3-153	516 PARK VILLAGE LANE	ALABASTER	AL	35007	SHELBY	140,000
4	CRX3-123	109 WATERFORD HIGHLANDS TRAIL	CALERA	AL	35040	SHELBY	152,000
5	CRX3-127	1179 VILLAGE TRAIL	CALERA	AL	35040	SHELBY	120,000
6	CRX3-135	1556 20TH AVENUE	CALERA	AL	35040	SHELBY	105,000
7	CRX3-140	2211 VILLAGE LANE	CALERA	AL	35040	SHELBY	126,000
8	CRX3-141	229 VILLAGE DRIVE	CALERA	AL	35040	SHELBY	126,000
9	CRX3-146	328 MAGGIE WAY	CALERA	AL	35040	SHELBY	114,000
10	CRX3-147	333 SAVANNAH CIRCLE	CALERA	AL	35040	SHELBY	156,000
11	CRX3-148	352 UNION STATION WAY	CALERA	AL	35040	SHELBY	128,000
12	CRX3-149	387 UNION STATION WAY	CALERA	AL	35040	SHELBY	130,000
13	CRX3-151	443 CAMDEN COVE CIRCLE	CALERA	AL	35040	SHELBY	114,000

1,703,000



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/19/2015 12:54:49 PM
 \$541.50 CHERRY
 20151119000400220

James W. Fuhrmeister