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**20160121000021800**  
**01/21/2016 02:51:44 PM**  
**DEEDS 1/4**

STATE OF ALABAMA  
SHELBY COUNTY

Return to and mail tax statements to:  
KLM Property Tax Solutions, LLC  
PO Box 2086  
Lawrenceville, GA 30046

File #: OSLAW-CRXDEED 8

**SPECIAL WARRANTY DEED**

Know all men by these presents: That for and in consideration of NINETY THOUSAND SIX HUNDRED FOURTEEN and 00/100 (\$90,614.00) 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 REX RESIDENTIAL PROPERTY OWNER, 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 Shelby County, 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 30<sup>th</sup> day of November, 2015.

[Signature]

Witness

Garrett Daniel

Printed Name

[Signature]

Witness

Conrad Langreger

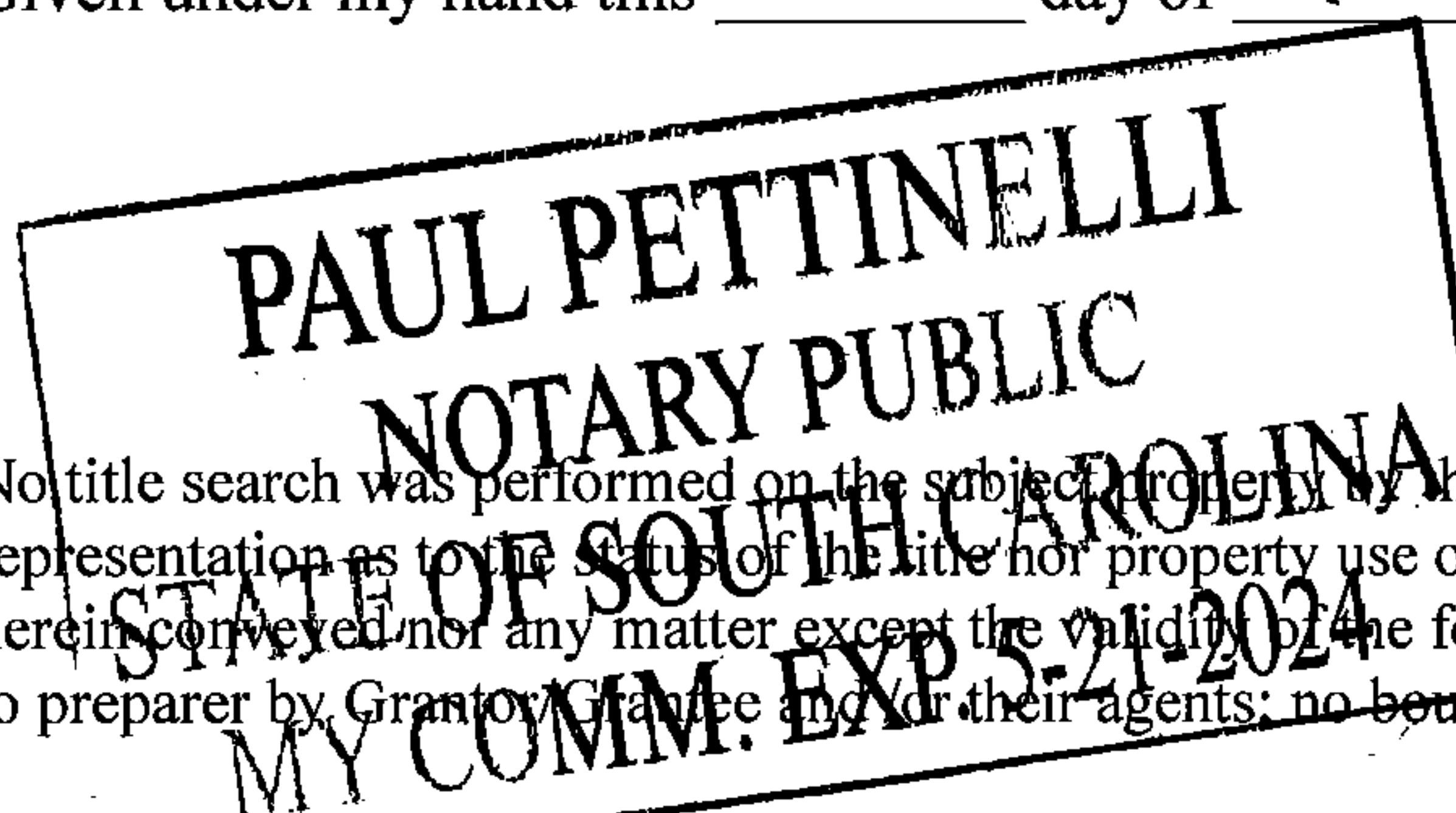
Printed Name

STATE OF SC }

COUNTY OF Charleston }

I, Paul Pettinelli, hereby certify that RALPH NACEY, as Manager for CONNOREX-LUCINDA, LLC, a South Carolina limited liability company, in its capacity as Manager For; 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 30<sup>th</sup> day of November, 2015



[Signature]  
Notary Public  
My commission expires:

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**

File #: OSLAW-CRXDEED 8

LOT 41, ACCORDING TO THE AMENDED PLAT OF PARK PLACE, FOURTH ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 116 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 23 2 10 4 002 041.000

Property Address: 165 Park Place Lane, Alabaster, AL 35007

## 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  
 Mailing Address PROPERTY GROUP 2013-1, LLC  
3 CORDES STREET  
CHARLESTON, SC 29401

Grantee's Name REX RESIDENTIAL PROPERTY  
 Mailing Address OWNER, LLC  
3 CORDES STREET  
CHARLESTON, SC 29401

Property Address 165 Park Place Lane  
Alabaster, AL 35007  
Parcel #: 23 2 10 4 002 041.000

Date of Sale November 30, 2015  
 Total Purchase Price \$ 90,614.00  
 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 11/30/2015

Print Conrad Langenegger

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/21/2016 02:51:44 PM  
 \$114.00 DEBBIE  
 20160121000021800

[Signature]

Form RT-1