

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:

20160202000034060
02/02/2016 01:44:37 PM
DEEDS 1/12

KLM Property Solutions LLC
P.O. Box 2086
Lawrenceville, GA 30046

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC**, a Delaware limited liability company ("Grantor"), by **CONREX RESIDENTIAL PROPERTY GROUP 2013-4 OPERATING COMPANY, LLC**, Delaware limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to Taxes for the year 2016 and subsequent years; Mining and mineral rights not owned by Grantor; and any applicable zoning ordinances.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

\$1,654,045.00 of the consideration paid for this conveyance has been paid out of the proceeds of a mortgage loan closed simultaneously herewith.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Conrex Residential Property Group 2013-1, LLC	Conrex Residential Property Group 2013-4 Operating Company, LLC
3 Cordes Street	3 Cordes Street
Charleston, SC 29401	Charleston, SC 29401

Clerk/Recorder: Please index all legal descriptions
or index as a multi-parcel instrument.

Property Address:	Multiple - See <u>Exhibit A</u> attached hereto
Date of Sale:	January 27, 2016
Actual Value:	\$1,756,002.00
The Actual Value can be verified in:	☐ Closing Statement ☒ Sales Contract ☐ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment ☐

[Signature(s) on following page(s)]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of January 22, 2016.

GRANTOR:

**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, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Eric Phillipps, whose name as Vice President of Conrex Residential Property Group 2013-1 Holding Company, LLC, a Delaware limited liability company and the sole member of Conrex Residential Property Group 2013-1, LLC, as Delaware 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 said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 22nd day of January, 2016.

[Signature]
Notary Public

AFFIX SEAL

My commission expires: 5/19/2018

This Instrument Was Prepared By:

Robert R. Sexton
Maynard, Cooper & Gale, P.C.
1901 6th Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203
(205) 254-1000

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

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EXHIBIT “A”

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PROPERTY SCHEDULE

Count	Client Code	Address	City	State	Zip	County
1	CRX5-73	14 EDDINGS LN	ALABASTER	AL	35007	SHELBY
2	CRX5-74	140 LAKE TERR	ALABASTER	AL	35007	SHELBY
3	CRX5-83	147 MISSION DR	ALABASTER	AL	35007	SHELBY
4	CRX5-67	1129 SAVANNAH LN	CALERA	AL	35040	SHELBY
5	CRX5-68	1173 SAVANNAH LN	CALERA	AL	35040	SHELBY
6	CRX5-69	1175 VILLAGE TRL	CALERA	AL	35040	SHELBY
7	CRX5-70	1219 VILLAGE TRL	CALERA	AL	35040	SHELBY
8	CRX5-72	133 SPRING ST	CALERA	AL	35040	SHELBY
9	CRX5-75	217 CREEKSTONE TRL	CALERA	AL	35040	SHELBY
10	CRX5-76	308 MAGGIE WAY	CALERA	AL	35040	SHELBY
11	CRX5-77	312 MAGGIE WAY	CALERA	AL	35040	SHELBY
12	CRX5-78	312 UNION STATION WAY	CALERA	AL	35040	SHELBY
13	CRX5-79	320 MAGGIE WAY	CALERA	AL	35040	SHELBY
14	CRX5-80	395 UNION STATION WAY	CALERA	AL	35040	SHELBY
15	CRX5-81	948 MCALLISTER DR	CALERA	AL	35040	SHELBY
16	CRX5-71	133 CHURCHILL DR	MAYLENE	AL	35114	SHELBY

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LEGAL DESCRIPTIONS

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EXHIBIT A-1

STREET ADDRESS: 14 EDDINGS LN, ALABASTER, AL, 35007
COUNTY: SHELBY
CLIENT CODE: CRX5-73
TAX PARCEL ID/APN: 23-7-35-0-001-023.000

LOT 14, ACCORDING TO THE SURVEY OF MONTE TIERRA, 1ST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 140 LAKE TERR, ALABASTER, AL, 35007
COUNTY: SHELBY
CLIENT CODE: CRX5-74
TAX PARCEL ID/APN: 13 7 36 1 002 011.000

LOT 11, ACCORDING TO THE SURVEY OF LAKE TERRACE, AS RECORDED IN MAP BOOK 19, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-3

STREET ADDRESS: 147 MISSION DR, ALABASTER, AL, 35007
COUNTY: SHELBY
CLIENT CODE: CRX5-83
TAX PARCEL ID/APN: 23 5 22 0 003 024.000

LOT 9, BLOCK 4, ACCORDING TO THE SURVEY OF MISSION HILLS, SECOND SECTOR AS RECORDED IN MAP BOOK 6, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-4

STREET ADDRESS: 1129 SAVANNAH LN, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-67
TAX PARCEL ID/APN: 22-9-31-4-002-030.000

LOT 30, ACCORDING TO THE AMENDED MAP SAVANNAH POINTE SECTOR IX, AS RECORDED IN MAP BOOK 37, PAGE 51 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-5

STREET ADDRESS: 1173 SAVANNAH LN, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-68
TAX PARCEL ID/APN: 229314002041000

LOT 41, ACCORDING TO THE AMENDED MAP SAVANNAH POINTE SECTOR IX, AS RECORDED IN MAP BOOK 37, PAGE 51 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-6

STREET ADDRESS: 1175 VILLAGE TRL, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-69
TAX PARCEL ID/APN: 22 7 35 2 006 026.000

LOT 331, WATERFORD VILLAGE, SECTOR 2, AS RECORDED IN MAP BOOK 30, PAGE 112, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-7

STREET ADDRESS: 1219 VILLAGE TRL, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-70
TAX PARCEL ID/APN: 22-7-35-1-003-034.000

LOT 320, ACCORDING TO THE SURVEY OF FINAL PLAT OF WATERFORD VILLAGE SECTOR 5, PHASE 1, AS RECORDED IN MAP BOOK 36, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. EXCEPTING THEREFROM SUCH OIL, GAS AND OTHER MINERALS IN, ON AND UNDER SAID REAL PROPERTY, TOGETHER WITH ALL RIGHTS IN CONNECTION THEREWITH, AS HAVE PREVIOUSLY BEEN RESERVED BY OR CONVEYED TO OTHERS; IT BEING THE INTENTION OF THE GRANTOR TO CONVEY TO GRANTEE ONLY THE INTEREST GRANTOR OWNS THEREIN, IF ANY.

EXHIBIT A-8

STREET ADDRESS: 133 SPRING ST, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-72
TAX PARCEL ID/APN: 228330002112000

LOT 100, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 4, AS RECORDED IN MAP BOOK 26, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EXHIBIT A-9

STREET ADDRESS: 217 CREEKSTONE TRL, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-75
TAX PARCEL ID/APN: 28 3 06 0 002 017.000

LOT 96, ACCORDING TO THE FINAL PLAT OF STONECREEK, PHASE 1, AS RECORDED IN MAP BOOK 32, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-10

STREET ADDRESS: 308 MAGGIE WAY, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-76
TAX PARCEL ID/APN: 28 5 16 2 001 038.000

LOT 36, 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-11

STREET ADDRESS: 312 MAGGIE WAY, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-77
TAX PARCEL ID/APN: 28 5 16 2 001 037.000

LOT 35, 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-12

STREET ADDRESS: 312 UNION STATION WAY, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-78
TAX PARCEL ID/APN: 28-3-05-0-011-022.000

LOT 37, 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: 320 MAGGIE WAY, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-79
TAX PARCEL ID/APN: 28-5-16-2-001-035.000

LOT 33, 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-14

STREET ADDRESS: 395 UNION STATION WAY, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-80
TAX PARCEL ID/APN: 28 3 06 0 007 026.000

LOT 51, 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.

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EXHIBIT A-15

STREET ADDRESS: 948 MCALLISTER DR, CALERA, AL, 35040
COUNTY: SHELBY
CLIENT CODE: CRX5-81
TAX PARCEL ID/APN: 22 9 31 1 001 039.000

LOT 249, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR II, PHASE I, AS RECORDED IN MAP BOOK 25, PAGE 115, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-16

STREET ADDRESS: 133 CHURCHILL DR, MAYLENE, AL, 35114
COUNTY: SHELBY
CLIENT CODE: CRX5-71
TAX PARCEL ID/APN: 23-2-04-0-006-007.000

LOT 206, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE, SECTOR 2, PHASE 5, AS RECORDED IN MAP BOOK 28, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/02/2016 01:44:37 PM
\$149.00 CHERRY
20160202000034060

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the typed name of the Probate Judge.