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STATE OF ALABAMA
SHELBY COUNTY

Return to and Mail tax statements to:
Omega Residential Holdings I, LLC
3545 Lorna Ridge Drive
Hoover, AL 35216

File #: OSLAW-38506

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of 725
DOLLARS and 0 /100 (\$ 10.00) Dollars and other good and valuable
consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, OMEGA REALTY HOLDINGS I, LLC, a DE LLC, whose post office address is 3545
Lorna Ridge Drive, Hoover, AL 35216, (herein referred to as Grantor), does hereby grant, bargain, sell
and convey OMEGA RESIDENTIAL HOLDINGS I, LLC, a DE LLC, whose address is 3545 Lorna
Ridge Drive, Hoover, AL 35216, (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 29th day of February, 2016.

Rima Patel

Witness

Rima Patel

Printed Name

Drew Balch

Witness

Drew Balch

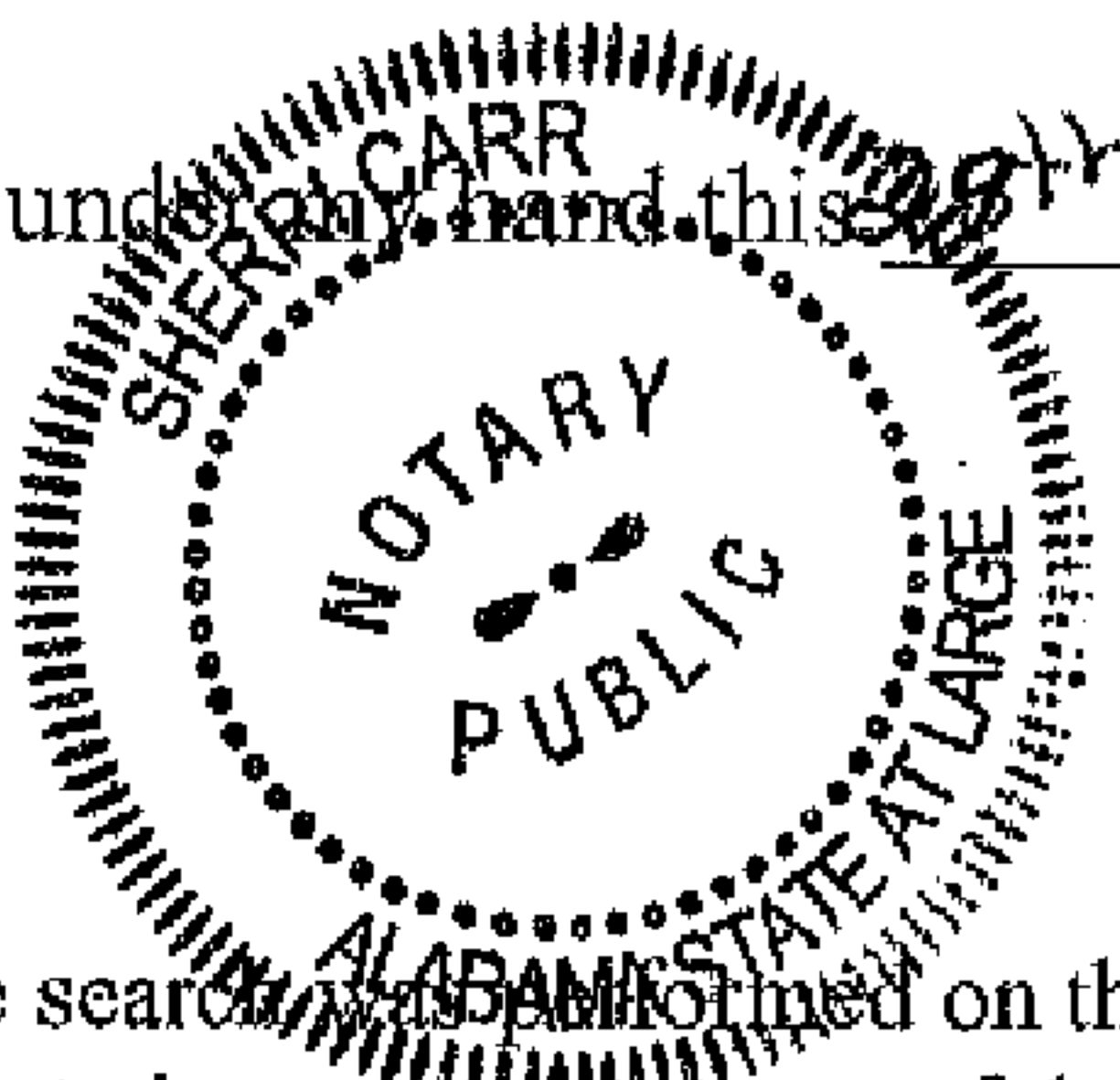
Printed Name

STATE OF Alabama }

COUNTY OF Jefferson }

I, Sherri Carr, hereby certify that LEWIS W. (TREY) CUMMINGS, III, as Its Authorized Person of OMEGA REALTY HOLDINGS I, LLC, a DE LLC, 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 and seal this 29th day of February, 2016



Sherri Carr

Notary Public

My commission expires: 5-13-17

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-38506

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AS DESCRIBED IN DEED BOOK 316, PAGE 744 IN THE SHELBY COUNTY JUDGE OF PROBATE OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE RUN SOUTH 78 DEGREES 25 MINUTES 17 SECONDS WEST A DISTANCE OF 170.3 FEET TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HWY. NUMBER 17; THENCE RUN SOUTH 61 DEGREES 41 MINUTES 27 SECONDS WEST A DISTANCE OF 239.8 FEET TO AN IRON PIN; THENCE RUN NORTH 28 DEGREES 18 MINUTES 33 SECONDS WEST A DISTANCE OF 105.0 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE A DISTANCE OF 91.5 FEET TO AN IRON PIN; THENCE RUN NORTH 47 DEGREES 16 MINUTES 51 SECONDS EAST A DISTANCE OF 328.2 FEET TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HWY NUMBER 17; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 154.0 FEET TO AN IRON PIN; THENCE RUN SOUTH 56 DEGREES 31 MINUTES 35 SECONDS A DISTANCE OF 277.4 FEET TO THE POINT OF BEGINNING. THERE IS RESERVED A 20 FOOT EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS ALONG THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL.

Parcel ID: 23 5 21 0 001 020.001

Commonly known as 10480 Hwy 17, Maylene, AL 35114

File #: OSLAW-38513

LOT 17, IN BLOCK 2, ACCORDING TO THE SURVEY OF DUNWAR ESTATES, AS RECORDED IN MAP BOOK 3, PAGE 154, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel #: 35 2 03 2 001 037.00

Property Address: 320 Dunwar Drive, Calera, AL 35040

File #: OSLAW-38507

LOT 4, IN BLOCK 2, ACCORDING TO THE SURVEY OF FARRIS-SMITH SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGE 60 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel #: 13-7-35-3-003-009.000

Property Address: 127 11th NW Street, Alabaster, AL 35007

File #: OSLAW-38518

LOT 34, ACCORDING TO THE SURVEY OF WHITESTONE TOWNHOMES, PHASE ONE, AS CORRECTED AND RE-RECORDED IN MAP BOOK 20, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNT, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel #: 13 7 36 3 002 034.000

Property Address: 720 3rd NE Street, 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 OMEGA REALTY HOLDINGS I, LLC
Mailing Address 3545 Lorna Ridge Drive
HOOVER, AL 35216

Grantee's Name OMEGA RESIDENTIAL HOLDINGS I, LLC
Mailing Address 3545 Lorna Ridge Drive
HOOVER, AL 35216

Property Address 10480 HWY 17
127 11TH ST NW
320 DUNWAR DR
720 3RD ST NE

Date of Sale 3/4/16
Total Purchase Price \$
or
Actual Value \$

20160322000091340 03/22/2016 11:59:41
AM DEEDS 4/4

Assessor's Market Value \$ 396,020.00

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 SHELBY CTY. TAX ASSESSOR'S VALUE
☐ 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 2/29/16

Print Lewis W. Cummings, III

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/22/2016 11:59:41 AM
\$419.50 CHERRY
20160322000091340

(verified by)

Print Form

Form RT-1