



20160415000124900 1/7 \$295.50
Shelby Cnty Judge of Probate, AL
04/15/2016 03:50:17 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

\$ 614,313.70 was derived from a mortgage loan closed and being recorded simultaneously herewith.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 3 Cordes Street, Charleston, SC 29401, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CONREX RESIDENTIAL PROPERTY GROUP 2013-5 OPERATING COMPANY, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 3 Cordes Street, Charleston, SC 29401, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

SOURCE OF TITLE: SEE EXHIBIT A ATTACHED HERETO

PROPERTY ID: SEE EXHIBIT A ATTACHED HERETO

REAL PROPERTY TAX: \$ _____ due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons claiming by and through Grantor.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 27th day of February, 2016



20160415000124900 2/7 \$295.50
Shelby Cnty Judge of Probate, AL
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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, as Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK

I, HOLLY F. BERGER, hereby certify that Eric Phillipps, as Vice President of CONREX RESIDENTIAL PROPERTY GROUP 2013-1 HOLDING COMPANY, LLC, a Delaware limited liability company, as sole member of: CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC, a Delaware limited liability company, 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 said conveyance, said person, as said officer and with full authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

HOLLY F. BERGER
Notary Public, State of New York
No. 01BE5025860
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires April 4, 2018

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

CONREX RESIDENTIAL PROPERTY GROUP
2013-5 OPERATING COMPANY, LLC
3 CORDES STREET
CHARLESTON, SC 29401

The Grantee's address is:

CONREX RESIDENTIAL PROPERTY GROUP
2013-5 OPERATING COMPANY, LLC
3 CORDES STREET
CHARLESTON, SC 29401



20160415000124900 3/7 \$295.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

[Legal Description]

Address : 1076 FAIRBANK LN, CHELSEA, SHELBY, AL 35043
Parcel Identification Number : 08 9 31 2 003 025.000
Client Code : CRX6-51

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 3-42, ACCORDING TO THE PLAT OF CHELSEA PARK 3RD SECTOR AS RECORDED IN MAP BOOK 34, PAGE 23 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title: 20150408000113390

Address : 1337 5TH AVE SW, ALABASTER, SHELBY, AL 35007
Parcel Identification Number : 23 2 03 1 002 044.000
Client Code : CRX6-6

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 3, BLOCK 2, ACCORDING TO THE MAP AND SURVEY OF ALL ACRES SUBDIVISION, THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title: 20150406000107060

Address : 160 MOSS STONE LN, CALERA, SHELBY, AL 35040
Parcel Identification Number : 28 3 06 0 005 029.000
Client Code : CRX6-39

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 76, ACCORDING TO THE FINAL PLAT OF STONECREEK PHASE 4, AS RECORDED IN MAP BOOK 37, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title: 20150420000126330

EXHIBIT A CONTINUED

Address : 2 MONTE VERDE LN, MONTEVALLO, SHELBY, AL 35115
Parcel Identification Number : 23 7 35 0 003 028.000
Client Code : CRX6-62

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 2, ACCORDING TO THE SURVEY OF MONTE VERDE, AS RECORDED IN MAP BOOK 6, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING IN SHELBY COUNTY, ALABAMA.

Source of Title: 20150319000086880

Address : 2011 20TH ST, CALERA, SHELBY, AL 35040
Parcel Identification Number : 35 2 03 1 002 034.000
Client Code : CRX6-40

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 29 OF FARRIS SUBDIVISION, CALERA, ALABAMA, ACCORDING TO THE MAP OR PLAT OF FARRIS SURVEY AND SUBDIVISION OF CALERA, ALABAMA, RECORDED IN MAP BOOK 3, PAGE 126, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Source of Title: 20150527000174050

Address : 462 SAVANNAH CV, CALERA, SHELBY, AL 35040
Parcel Identification Number : 22 9 31 2 003 013.000
Client Code : CRX6-41

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 513, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Source of Title: 20150413000117950



20160415000124900 4/7 \$295.50
Shelby Cnty Judge of Probate, AL
04/15/2016 03:50:17 PM FILED/CERT

EXHIBIT A CONTINUED

Address : 971 MERIWEATHER DR, CALERA, SHELBY, AL 35040

Parcel Identification Number : 28 4 20 0 000 104.000

Client Code : CRX6-42

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 28, ACCORDING TO THE SURVEY OF THE MEADOWS AT MERIWEATHER, PHASE 1, SECOND ADDITION, AS RECORDED IN MAP BOOK 34, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title: 20150210000043520

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



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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 St.
Charleston, SC 29401

Grantee's Name Conrex Residential Property Group
Mailing Address 2013-5 Operating Company LLC
3 Cordes St.
Charleston, SC 29401

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 877,372.00

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 _____

Print Garrett M. Daniel

Sign _____

Garrett M. Daniel

by)


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160415000124900 6/7 \$295.50
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Address	City	State	Zip	County	Value
1076 Fairbank Ln	Chelsea	AL	35043	Shelby	\$139,580
1337 5th Ave SW	Alabaster	AL	35007	Shelby	\$161,214
160 Moss Stone Ln	Calera	AL	35040	Shelby	\$115,258
2 Monte Verde Ln	Montevallo	AL	35115	Shelby	\$120,657
2011 20th St	Calera	AL	35040	Shelby	\$91,306
462 Savannah Cv	Calera	AL	35040	Shelby	\$133,506
971 Meriweather Dr	Calera	AL	35040	Shelby	\$115,851
Total:					\$877,372


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