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STATE OF ALABAMA  
SHELBY COUNTY

Return to and Mail tax statements to:  
Rex Residential Property Owner II, LLC  
3 Cordes Street  
Charleston, SC 29401

File #: OSLAW-CRXDEED8

\$ ~~1067,700.00~~ 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 (\$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, REX RESIDENTIAL PROPERTY OWNER 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 to REX RESIDENTIAL PROPERTY OWNER II, 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 March, 2016.

Witness

Eric McPhillips  
Printed Name

Edward L. Ford  
Witness

Edward L. Ford  
Printed Name

REX RESIDENTIAL PROPERTY OWNER LLC  
a Delaware limited liability company

Gerritt M. Daniel  
By: Gerritt M. Daniel

Its: Asst Secretary

STATE OF South Carolina

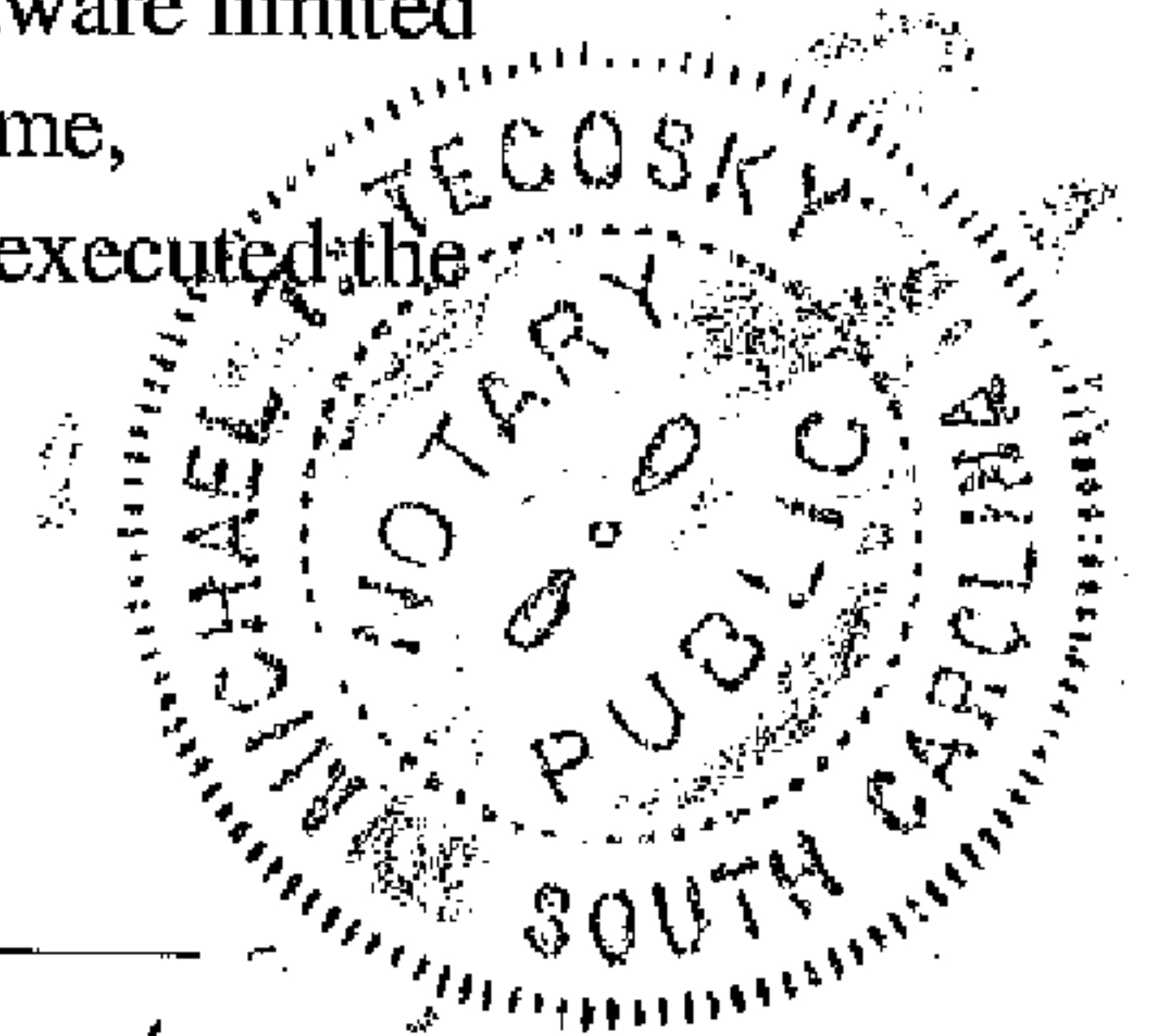
COUNTY OF Cherokee

I, Michael Tecosky, hereby certify that Gerritt M. Daniel, as Its Asst. Secretary of REX RESIDENTIAL PROPERTY OWNER 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 day of March, 2016

Michael Tecosky  
Notary Public

My commission expires: 01/29/2023



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-CRXDEED8

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

Parcel ID: 23 2 10 4 002 041,000

Commonly known as 165 Park Place Lane, Alabaster, AL 35007

File #: OSLAW-CAFCRX34

LOT 5, ACCORDING TO THE SURVEY OF A FINAL PLAT OF THE COTTAGES OF SARATOGA, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 35 1 11 0 003 004,000

Property Address: 210 Saratoga Lane, Calera, AL 35080

File #: OSLAW-101317

LOT 52, IN BLOCK 2, ACCORDING TO THE AMENDED MAP OF BERMUDA LAKE ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel #: 23 2 03 4 001 046,143

Property Address: 104 Dolphin Court, Alabaster, AL 35007

File #: OSLAW-101318

LOT 77, ACCORDING TO THE SURVEY OF MERIWEATHER, SECTOR 2, AS RECORDED IN MAP BOOK 25, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel #: 28 4 20 1 001 016,042

Property Address: 126 Meriweather Way, Calera, AL 35040

File #: OSLAW-CAFCRX35

LOT 23, BLOCK 1, ACCORDING TO THE MAP AND SURVEY OF GREEN VALLEY, THIRD SECTOR, AS RECORDED IN MAP BOOK 6, AT PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel ID: 23 6 23 1 002 005.000

Commonly known as 311 Fran Drive, Alabaster, AL 35007

File #: OSLAW-CAFCRX181

LOT 67, ACCORDING TO THE SURVEY OF THE MEADOWS AT MERIWEATHER, PHASE I, SECOND ADDITION, AS RECORDED IN MAP BOOK 34, PAGE 92, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel #: 28 4 20 0 000 108.000

Property Address: 134 Merimeadows Drive, Calera, AL 35040

File #: OSLAW-CRXDEED41

LOT 6, ACCORDING TO THE SURVEY OF A FINAL PLAT OF THE COTTAGES OF SARATOGA PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 35 1 11 0 003 005.000

Property Address: 216 Saratoga Lane, Calera, AL 35040

# Real Estate Sales Validation Form

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

Grantor's Name Rex Residential Property  
Mailing Address Owner, LLC  
3 Cordes St.  
Charleston, SC 29401

Grantee's Name Rex Residential Property  
Mailing Address Owner, LLC  
3 Cordes St.  
Charleston, SC 29401

Property Address See attached

Date of Sale 3/30/16

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ 810,500.00

or

Assessor's Market Value \$ \_\_\_\_\_

20160504000149830

05/04/2016 02:21:37 PM DEEDS

5/6

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 3/30/16

Print Garrett M. Daniel

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Address	City	County	State	Zip	Appraised Value
104 Dolphin Court	Alabaster	SHELBY	AL	35007	\$ 100,000.00
126 Meriweather Way	Calera	SHELBY	AL	35040	\$ 107,000.00
134 Merimeadows Dr	Calera	SHELBY	AL	35040	\$ 121,500.00
165 Park Place Lane	Alabaster	SHELBY	AL	35007	\$ 154,000.00
210 Saratoga Ln	Calera	SHELBY	AL	35080	\$ 115,000.00
216 Saratoga Ln	Calera	SHELBY	AL	35040	\$ 110,000.00
311 Fran Dr	Alabaster	SHELBY	AL	35007	\$ 103,000.00



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/04/2016 02:21:37 PM  
 \$232.00 CHERRY  
 20160504000149830

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the printed name and title of the County Clerk.