

STATE OF ALABAMA)

COUNTY OF SHELBY)

\$ 76,512.15 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 St., 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 2013-6 OPERATING, a Delaware limited liability company (herein, "Grantee"), whose address is 3 Cordes St., 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.

Property street address: 98 Bonnieville Drive, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20150727000255060

PROPERTY ID: 35-1-02-0-002-044.000

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 8th day of June, 2016.

GRANTOR:

Conrex Residential Property Group 2013-1,
LLC, a Delaware limited liability company
By: CONNOREX-LUCINDA, LLC, a
Delaware limited liability company, as its
Manager

By: [Signature] (SEAL)
Printed Name: Eric Phillipps
Title: Member/Manager

STATE OF NEW YORK
COUNTY OF NEW YORK

I, Christopher Diaz, the undersigned Notary Public in and for said State and County, hereby
certify that Eric Phillipps, whose name as Member/Manager of CONNOREX-LUCINDA, LLC, a Delaware
limited liability company, as its Manager 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]

CHRISTOPHER DIAZ
Notary Public, State of New York
No. 01016338778
Qualified in Bronx County
Commission Expires March 21, 2020

Christopher Diaz
SIGNATURE OF NOTARY PUBLIC

My commission expires: 3/21/20

This instrument was prepared by:

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

When recorded, please mail to:

MELAINÉ COLLINS
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097

The Grantee's address is:

CONREX RESIDENTIAL PROPERTY
GROUP 2013-6 OPERATING
3 CORDES ST.
CHARLESTON, SC 29401

EXHIBIT A

[Legal Description]

Address : 98 BONNIEVILLE DR, CALERA, SHELBY, AL 35040
Parcel Identification Number : 35-1-02-0-002-044.000
Client Code : CRX7-31

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

LOT 44, ACCORDING TO THE SURVEY OF WILLOW COVE, PHASE I, AS RECORDED IN MAP BOOK 23, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Conrex Residential Property</u>	Grantee's Name	<u>Conrex Residential Property Group</u>
Mailing Address	<u>Group 2013-1, LLC</u>	Mailing Address	<u>2013-6 Operating Company, LLC</u>
	<u>3 Cordes St.</u>		<u>3 Cordes St.</u>
	<u>Charleston, SC 29401</u>		<u>Charleston, SC 29401</u>
Property Address	<u>98 Bonnieville Dr.</u>	Date of Sale	<u>6/8/16</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$ 105,273.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 _____

Print

Eric Phillipps

Unattested

Sign

(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
07/05/2016 10:13:05 AM
\$129.50 CHERRY
20160705000231370

[Signature]

Form RT-1