

STATE OF ALABAMA)

COUNTY OF SHELBY)

\$198,874.00 was derived from a mortgage loan closed and being recorded simultaneously herewith.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT REX RESIDENTIAL PROPERTY OWNER, 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 REX RESIDENTIAL PROPERTY OWNER III, LLC, 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: 125 Gardenside Drive, Alabaster, AL 35007

and

644 Navajo Trail, Alabaster, AL 35007

PROPERTY ID: 23 5 21 0 006 063.000 and 13 8 34 4 001 012.000

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 24th day of June, 20 16.

GRANTOR:

Rex Residential Property Owner, LLC, a
Delaware limited liability company

By: [Signature] (SEAL)
Printed Name: Eric Phillipps
Title: Vice President

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 Vice President of Rex Residential Property Owner, 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. 01DI6338778
Qualified in Bronx County
Commission Expires March 21, 2020

[Signature]
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:

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

Client Code : 10.4-COL-RR4-27

The Grantee's address is:

REX RESIDENTIAL PROPERTY OWNER III, LLC
3 CORDES ST.
CHARLESTON, SC 29401

EXHIBIT A

[Legal Description]

Address : 125 GARDENSIDE DR, ALABASTER, SHELBY, AL 35007

Parcel Identification Number : 23 5 21 0 006 063.000

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

LOT 127, ACCORDING TO THE SURVEY OF GRANDE VIEW GARDEN AND TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 26, PAGE 16, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Special Warranty Deed recorded on 02/19/2016 in Instrument 20160219000052850 in the County of Shelby, State of Alabama.

Address : 644 NAVAJO TRL, ALABASTER, SHELBY, AL 35007

Parcel Identification Number : 13 8 34 4 001 012.000

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

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST OF HUNTSVILLE PRINCIPAL MERIDIAN SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 362.23 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 132 DEGREES 45 MINUTES AND RUN SOUTHWESTERLY FOR A DISTANCE OF 187.0 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHWESTERLY ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES AND RUN SOUTHEASTERLY FOR A DISTANCE OF 200.0 FEET; THENCE TURN AN ANGLE TO THE LEFT 90 DEGREES AND RUN NORTHEASTERLY FOR A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE TO THE LEFT 90 DEGREES AND RUN NORTHWESTERLY FOR A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING.

SOURCE OF TITLE: Warranty Deed recorded on 03/14/2016 in Instrument 20160314000081540 in the County of Shelby, State of 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 Rex Residential Property
Mailing Address Owner, LLC
3 Cordes St.
Charleston, SC 29401

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

Property Address See Attached

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 205,000.00

or
Assessor's Market Value \$ _____

20160719000251990 07/19/2016 12:45:03
PM DEEDS 4/5

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 Eric Phillips

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Address	City	County	State	Zip	Appraisal Value
125 Garder	Alabaster	SHELBY	AL	35007	\$ 136,000.00
644 Navajo	Alabaster	SHELBY	AL	35007	\$ 129,000.00
Total:					\$ 265,000.00



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/19/2016 12:45:03 PM
\$93.50 CHERRY
20160719000251990

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.