

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT OMEGA REALTY HOLDINGS I, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 3545 Lorna Ridge Drive, Hoover, AL 35243, 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 OMEGA RESIDENTIAL HOLDINGS II, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 3545 Lorna Ridge Drive, Hoover, AL 35243, 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: SEE ATTACHED EXHIBIT "A"

SOURCE OF TITLE: SEE ATTACHED EXHIBIT "A"

PROPERTY ID: SEE ATTACHED EXHIBIT "A"

REAL PROPERTY TAX: \$ 5,598.00 due and payable by December 31<sup>st</sup> 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.

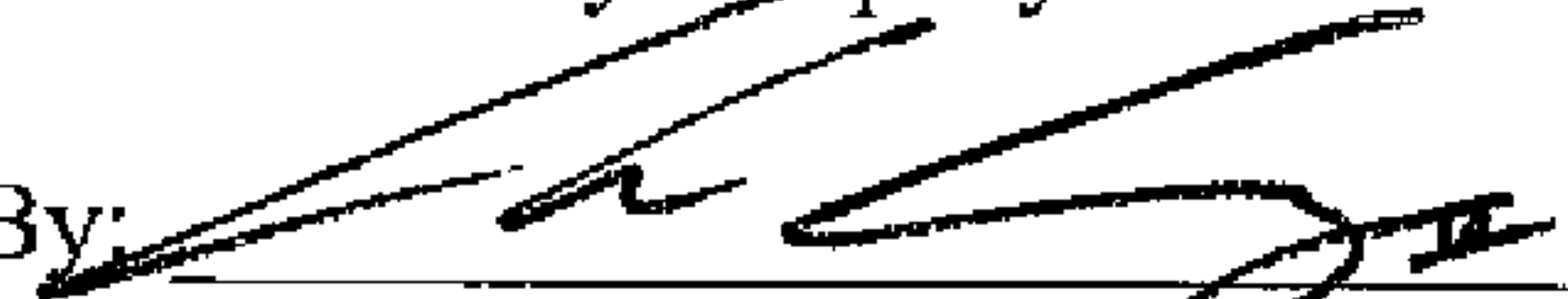
AND, except as to the above and the taxes hereafter falling due, Grantor hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; 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 09/02 day of AUGUST 2016

**GRANTOR:**

Omega Realty Holdings I, LLC, a Delaware limited liability company

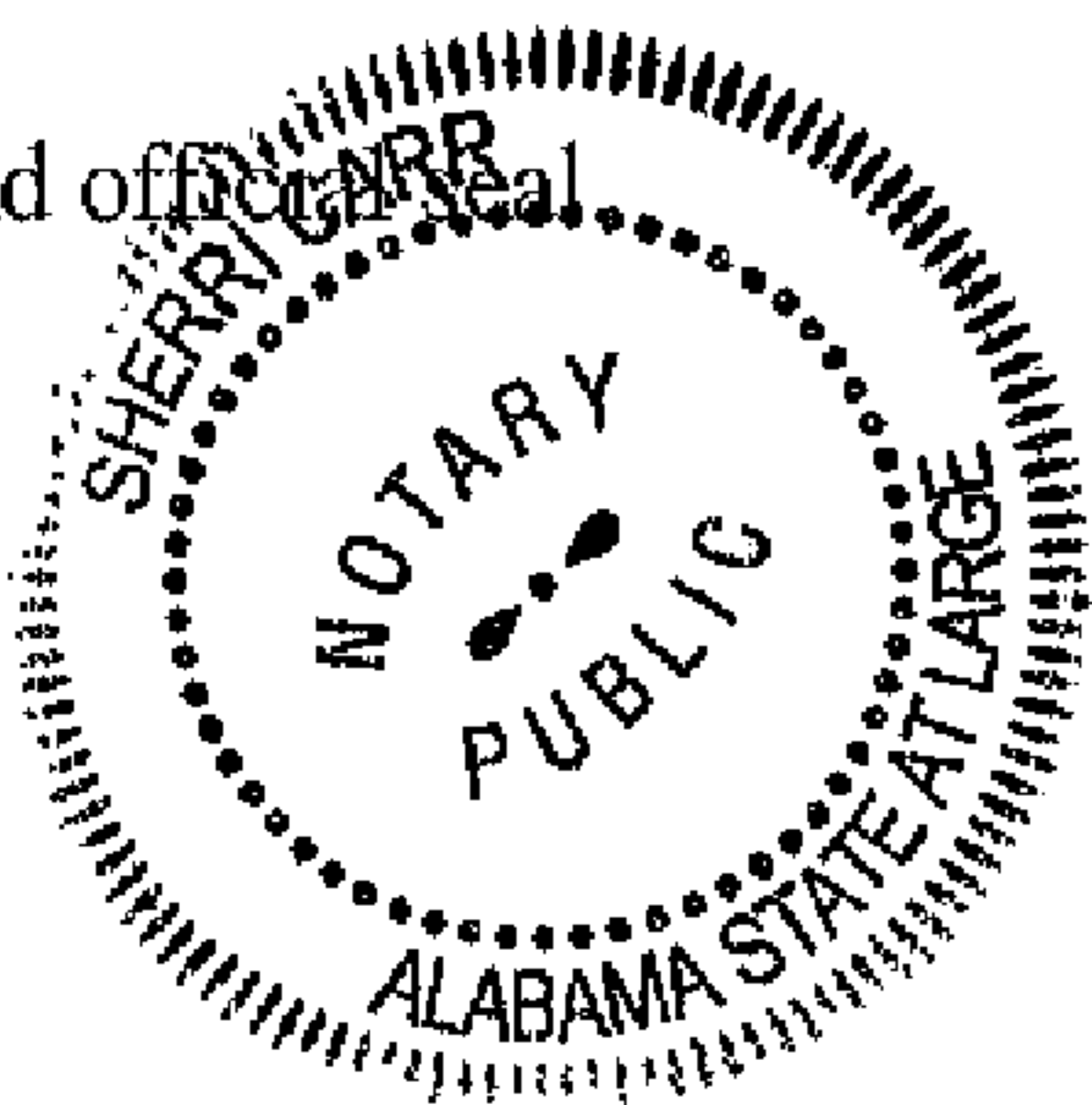
By:  (SEAL)  
Lewis W. (Trey) Cummings,  
III Title: Authorized Person

STATE OF Alabama  
COUNTY OF Jefferson

I, Sherri Carr, the undersigned Notary Public in and for said State and County, hereby certify that Lewis W. (Trey) Cummings, III, whose name as Authorized Person of Omega Realty Holdings I, 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 OF NOTARY PUBLIC

My commission expires: 5/13/17

**This instrument was prepared by:**

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

**WHEN RECORDED, PLEASE MAIL**

TO: AMY JOHNSON  
OS NATIONAL, LLC  
2170 SATELLITE BOULEVARD, SUITE  
200 DULUTH, GA 30097

CLIENT REFERENCE NO.: 43295

**The Grantee's address is:**

OMEGA RESIDENTIAL HOLDINGS  
II, LLC  
3545 LORNA RIDGE DRIVE  
HOOVER, AL 35243

**EXHIBIT A**

[Legal Description]

Address : 1115 KING ARTHUR CT, ALABASTER, SHELBY,AL 35007

Parcel Identification Number : 13 7 26 4 001 002.004

Client Code : 43285

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 1, ACCORDING TO THE SURVEY OF BISHOP CREEK TOWNHOMES, AS RECORDED IN MAP BOOK 10, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: 20160317000085740

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Address : 124 ENCLAVE AVE, CALERA, SHELBY,AL 35040

Parcel Identification Number : 35 1 02 2 002 007.000

Client Code : 43287

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 7, ACCORDING TO THE SURVEY OF THE ENCLAVE PHASE I, AS RECORDED IN MAP BOOK 38, PAGE 1 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\*\*\*

Address : 125 SHINE DR, PELHAM, SHELBY,AL 35124

Parcel Identification Number : 13 1 02 1 000 018.025

Client Code : 43288

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 13, ACCORDING TO THE FINAL PLAT WYNFIELD PARC PHASE TWO, AS RECORDED IN MAP BOOK 29, PAGE 128, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE DEED INSTRUMENT: 20160607000195080

\*\*\*

Address : 183 FLAGSTONE ST, CALERA, SHELBY,AL 35040

Parcel Identification Number : 28 5 16 2 004 011.000

Client Code : 43290

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 159, ACCORDING TO THE SURVEY OF CAMDEN COVE. SECTOR 3, AS RECORDED IN MAP BOOK 28, PAGE 3. IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20160217000050200.

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Address : 186 FLAGSTONE LN, CALERA, SHELBY,AL 35040

Parcel Identification Number : 28 5 16 2 004 023.000

Client Code : 43291

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 171, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 3, AS RECORDED IN MAP BOOK 28, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20160321000087890.

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Address : 200 SARATOGA LN, CALERA, SHELBY,AL 35040

Parcel Identification Number : 35 1 11 0 003 001.000

Client Code : 43292

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 THE FINAL PLAT OF THE COTTAGES OF SARATOGA, PHASE I, AS RECORDED IN MAP BOOK 31 PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20160304000068940

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Address : 204 CONNIE ST, ALABASTER, SHELBY,AL 35007

Parcel Identification Number : 23 6 23 2 001 033.000

Client Code : 43293

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 4, BLOCK 3, ACCORDING TO THE SURVEY OF GREEN VALLEY, AS RECORDED IN MAP BOOK 5, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20160322000091560

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Address : 2143 VILLAGE LN, CALERA, SHELBY,AL 35040

Parcel Identification Number : 22 7 35 2 007 049.000

Client Code : 43295

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 216, ACCORDING TO THE MAP OF WATERFORD VILLAGE, SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 33, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20160419000128150

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*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 OMEGA REALTY HOLDINGS I,  
 Mailing Address LLC  
 3545 Lorna Ridge Drive  
 Hoover, AL ~~35243~~ 35216

Grantee's Name OMEGA RESIDENTIAL HOLDINGS II  
 Mailing Address LLC  
 3545 Lorna Ridge Drive  
 Hoover, AL ~~35243~~ 35216

Property Address SEE ATTACHED EXHIBIT  
1A

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ 0.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 837,400.00

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  
☐ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☒ Other TAX ASSESSOR

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 8-9-2014

Print Lewis W. Cummings, III

Unattested Shemi Carr  
 (verified by)

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

EXHIBIT 'A'

Address : 1115 KING ARTHUR CT, ALABASTER, SHELBY,AL 35007

Parcel Identification Number : 13 7 26 4 001 002.004

Client Code : 43285

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SOURCE OF TITLE: 20160317000085740

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Address : 124 ENCLAVE AVE, CALERA, SHELBY,AL 35040

Parcel Identification Number : 35 1 02 2 002 007.000

Client Code : 43287

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Client Code : 43288

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SOURCE OF TITLE DEED INSTRUMENT: 20160607000195080

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Client Code : 43290

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SOURCE OF TITLE DEED INSTRUMENT: 20160217000050200.

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Parcel Identification Number : 28 5 16 2 004 023.000

Client Code : 43291

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SOURCE OF TITLE DEED INSTRUMENT: 20160321000087890.

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Parcel Identification Number : 35 1 11 0 003 001.000

Client Code : 43292

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SOURCE OF TITLE DEED INSTRUMENT: 20160304000068940

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Address : 204 CONNIE ST, ALABASTER, SHELBY,AL 35007



Parcel Identification Number : 23 6 23 2 001 033.000

Client Code : 43293

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SOURCE OF TITLE DEED INSTRUMENT: 20160322000091560

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Parcel Identification Number : 22 7 35 2 007 049.000

Client Code : 43295

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PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20160419000128150

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Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/02/2016 01:21:18 PM  
\$876.50 CHERRY  
20160902000320390

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