

STATE OF ALABAMA )

COUNTY OF SHELBY )

**\$294,089.00** of the consideration was derived from a mortgage 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 2013-7 OPERATING COMPANY, 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: See attached Exhibit A

SOURCE OF TITLE: See attached Exhibit A

PROPERTY ID: See Attached Exhibit A

REAL PROPERTY TAX: \$                      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 10<sup>th</sup> day of August, 2016.

**GRANTOR:**

Conrex Residential Property Group 2013-1,  
LLC, a Delaware limited liability company

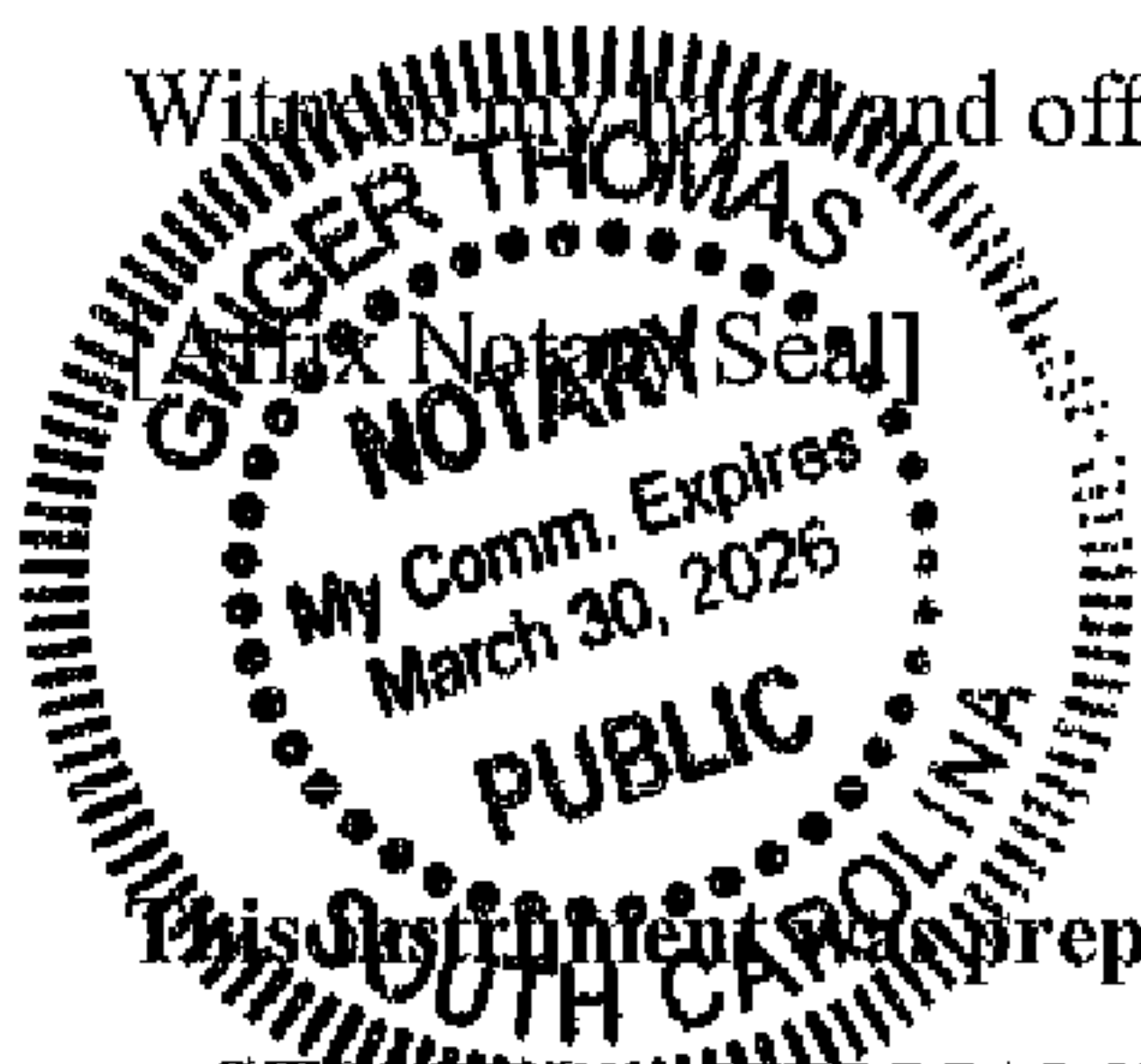
By: CONNOREX-LUCINDA, LLC, a South  
Carolina limited liability company, as its  
Manager

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

STATE OF SC  
COUNTY OF Charleston

I, Ginger Thomas, 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 South  
Carolina limited liability company, as Manager 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.



[Signature]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 3/30/21

Witnesses and prepared by:  
STEVEN WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

**When recorded, please mail to:**

MELANIE COLLINS  
OS NATIONAL, LLC  
2170 SATELLITE BOULEVARD, SUITE 200  
DULUTH, GA 30097  
FILE #10.4-COL-CAFCRXS-42B

**The Grantee's address is:**

CONREX RESIDENTIAL PROPERTY  
GROUP 2013-7 OPERATING COMPANY,  
LLC  
3 CORDES ST.  
CHARLESTON, SC 29401

**EXHIBIT A**

[Legal Description]

Address : 204 MEADOWGREEN DR, MONTEVALLO, SHELBY, AL 35115

Parcel Identification Number : 27 1 02 0 002 033.000

Client Code : CAFCRX5-41

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

LOT 10, BLOCK 2 ACCORDING TO THE SURVEY OF MEADOW GREEN SUBDIVISION AS RECORDED IN MAP BOOK 6, PAGE 59, SHELBY COUNTY, ALABAMA RECORDS.

SOURCE OF TITLE DEED INSTRUMENT: 20150710000233170

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Address : 214 VILLAGE DR, CALERA, SHELBY, AL 35040

Parcel Identification Number : 22 7 35 2 002 133.000

Client Code : CAFCRX5-42

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

LOT 164 ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 86 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20151216000429330

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Address : 4324 MORNINGSIDE DR, HELENA, SHELBY, AL 35080

Parcel Identification Number : 13 5 22 1 001 005.002

Client Code : CAFCRX5-43

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

LOT 1, BLOCK 3, ACCORDING TO THE SURVEY OF AMENDED MAP OF PLANTATION SOUTH, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 173, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20150831000303790

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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 Conrex Residential Property  
 Mailing Address Owner 2013-1, LLC  
3 Cordes St.  
Charleston, SC 29401

Grantee's Name Conrex Residential Property  
 Mailing Address Owner 2013-7 Operating Company, LLC  
3 Cordes St.  
Charleston, SC 29401

Property Address 204 Madongreen Dr, Montevallo  
214 Village Dr, Calera  
4324 Morningside Dr, Helena

Date of Sale 8/10/16Total Purchase Price \$ 392,000.00

or

Actual Value \$

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☒ Appraisal☐ Sales Contract☐ Other☐ 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 8/10/16Print 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  
 09/20/2016 09:15:31 AM  
 \$125.00 CHERRY  
 20160920000342550

**Form RT-1**