

20161209000450910
12/09/2016 11:11:13 AM
DEEDS 1/4

STATE OF ALABAMA)

COUNTY OF SHELBY)

OSIAW-109607

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT PRIMESTAR FUND I TRS, INC., a Delaware corporation (herein, "Grantor"), whose address is P.O. Box 447, Odessa, FL 33556, for and in consideration of the sum of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00), 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, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 3 Cordes Street, 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: 139 Kentwood Lane, Alabaster, AL 35007

SOURCE OF TITLE: Instrument Number 20151008000352780

PROPERTY ID: 23-2-10-3-002-046.000

REAL PROPERTY TAX: \$ 767.92 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 28th day of November, 2016.

GRANTOR:

PRIMESTAR FUND I TRS, INC., a Delaware corporation

By:  (SEAL)
Printed Name: JAMIE RAND
Title: Authorized Agent

STATE OF Florida
COUNTY OF Hillsborough


I, Janet G. Goebel, the undersigned Notary Public in and for said State and County, hereby certify that JAMIE RAND, whose name as Authorized Agent of PRIMESTAR FUND I TRS, INC., a Delaware corporation, 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 corporation on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]



Janet G. Goebel
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF959928
Expires 3/11/2020


SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/11/2020

This instrument was prepared by:

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

When recorded, please mail to:

OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
#109607-15

The Grantee's address is:

REX RESIDENTIAL PROPERTY OWNER,
LLC
3 CORDES STREET
CHARLESTON, SC 29401

EXHIBIT A

[Legal Description]

LOT 46, ACCORDING TO THE SURVEY OF KENTWOOD, FIRST ADDITION, AS RECORDED IN MAP BOOK 19, 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 PRIMESTAR FUND I TRS, INC.
Mailing Address P.O. Box 447
Odessa, FL 33556

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

Property Address 139 Kentwood Lane
Alabaster, AL 35007

Date of Sale 11/28/16
Total Purchase Price \$ ~~125,000.00~~ 115,000.00

or
Actual Value \$ _____

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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
☒ 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 11/28/16

Print Julie King

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Other Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/09/2016 11:11:13 AM
\$139.00 CHERRY
20161209000450910



Julie King

Julie King