

20170725000266610

07/25/2017 01:10:40 PM

DEEDS 1/4

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT REX RESIDENTIAL PROPERTY OWNER, LLC (herein, "Grantor"), whose address is 3 Cordes Street, 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 OVATION PROPERTIES, LLC, a Texas limited liability company (herein, "Grantee"), whose address is 805 Las Cimas Parkway, Suite 350, Austin, TX 78746, 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

SOURCE OF TITLE: See Attached

PROPERTY ID: See Attached

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.

**EXHIBIT A**

[Legal Description]

Address : 111 STRATFORD RD, MONTEVALLO, SHELBY, AL 35115  
Parcel Identification Number : 36 2 03 3 003 004.000  
Client Code : OVADEED1-115

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 4, ACCORDING TO THE SURVEY OF CANTERBURY ESTATES, FIRST ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. ALSO: A PORTION OF THE EXISTING TEN (10) FOOT EASEMENT WHICH IS SITUATED AND LIES UPON THE WEST SIDE OF LOT 4, CANTERBURY ESTATES, FIRST ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE SPECIFICALLY, DESIGNATED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID LOT 4 AND PROCEED SOUTH 13 DEG., 33MIN., 57 SEC, EAST FOR A DISTANCE OF 158.64 FEET TO A POINT; THENCE RUN SOUTH 48 DEG., 14 MIN., 33 SEC, EAST FOR A DISTANCE OF 29.67 FEET; THENCE PROCEED IN A NORTHEAST DIRECTION, AND PARALLEL TO THE NORTHERNMOST BOUNDARY OF SAID TEN (10) FOOT EASEMENT WHICH RUNS UPON THE SOUTH SIDE OF SAID PROPERTY FOR A DISTANCE OF TEN (10) FEET; THENCE RUN NORTHWESTERLY ALONG THE EASTERNMOST BOUNDARY OF SAID EASEMENT TO THE NORTHERNMOST BOUNDARY OF SAID LOT 4; THENCE RUN WESTERLY FOR A DISTANCE OF TEN (10) FEET ALONG THE NORTH BOUNDARY OF SAID LOT 4 TO THE POINT OF BEGINNING.

SOURCE OF TITLE DEED INSTRUMENT: 20161221000465280.

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Address : 139 KENTWOOD LN, ALABASTER, SHELBY, AL 35007  
Parcel Identification Number : 23 2 10 3 002 046.000  
Client Code : OVADEED1-114

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

SOURCE OF TITLE DEED INSTRUMENT: 20161209000450910.

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**EXHIBIT A continued**

Address : 213 PARK PLACE WAY, ALABASTER, SHELBY, AL 35007  
Parcel Identification Number : 23 2 10 4 005 031.000  
Client Code : OVADEED1-113

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 31, ACCORDING TO THE SURVEY OF PARK PLACE, FIRST ADDITION, PHASE 1, AS RECORDED IN MAP BOOK 15, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20161202000440110.

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Address : 825 MERIWEATHER DR, CALERA, SHELBY, AL 35040  
Parcel Identification Number : 28 4 20 0 000 047.000  
Client Code : OVADEED1-205

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 41, ACCORDING TO THE FINAL PLAT OF MERIWEATHER, SECTOR 3, AS RECORDED IN MAP BOOK 26, PAGE 103, IN THE OFFICE OF THE SHELBY COUNTY, ALABAMA

SOURCE OF TITLE DEED INSTRUMENT: 20170118000022620.

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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 Rex Residential Property Owner,  
 Mailing Address LLC  
 3 Cordes Street  
 Charleston, SC 29401

Grantee's Name Ovation Properties, LLC  
 Mailing Address 805 Las Cimas Parkway, Suite 350  
 Austin, TX 78746

Property Address See Attached Exhibit A  
 Shelby County

Date of Sale Various  
 Total Purchase Price \$ 389,655.00  
 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  
☐ 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).

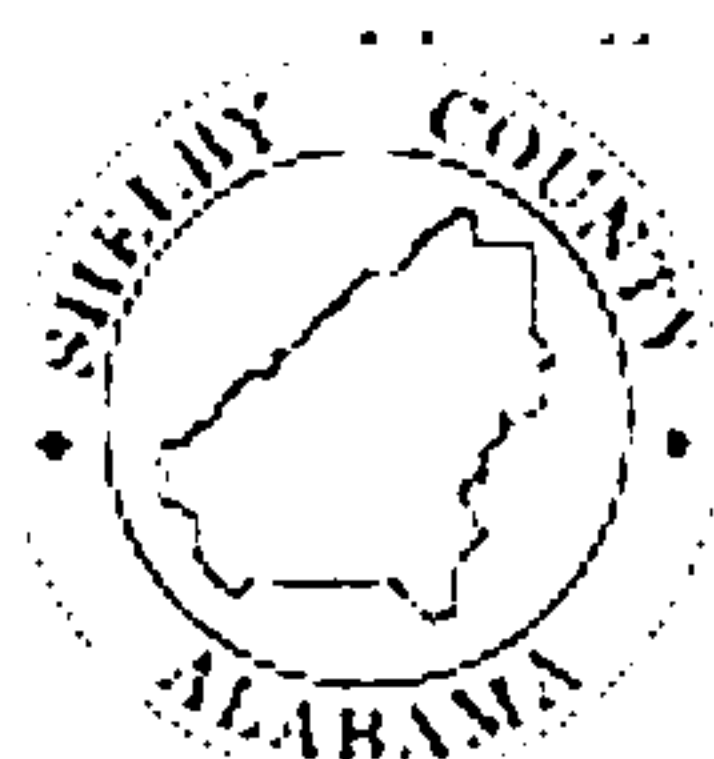
Date 7/24/17

Print Garrett M. Daniel

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Filed and Recorded  
 Official Public Records  
 Judge James W. [Signature], Probate Judge,  
 County Clerk  
 Shelby County, AL  
 07/25/2017 01:10:40 PM  
 \$414.00 DEBBIE  
 20170725000266610

Print Form

[Signature]

Form RT-1