

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT OMEGA REALTY HOLDINGS II, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 3545 Lorna Ridge Drive, Hoover, AL 35216, 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 V, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 3545 Lorna Ridge Drive, Hoover, AL 35216, 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 Exhibit A attached

SOURCE OF TITLE: See Exhibit A attached

PROPERTY ID: See Exhibit A attached

REAL PROPERTY TAX: \$ 0 - 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 26 day of July, 2017.

GRANTOR:

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

By: Omega Realty Holdings Manager, LLC,
its Manager

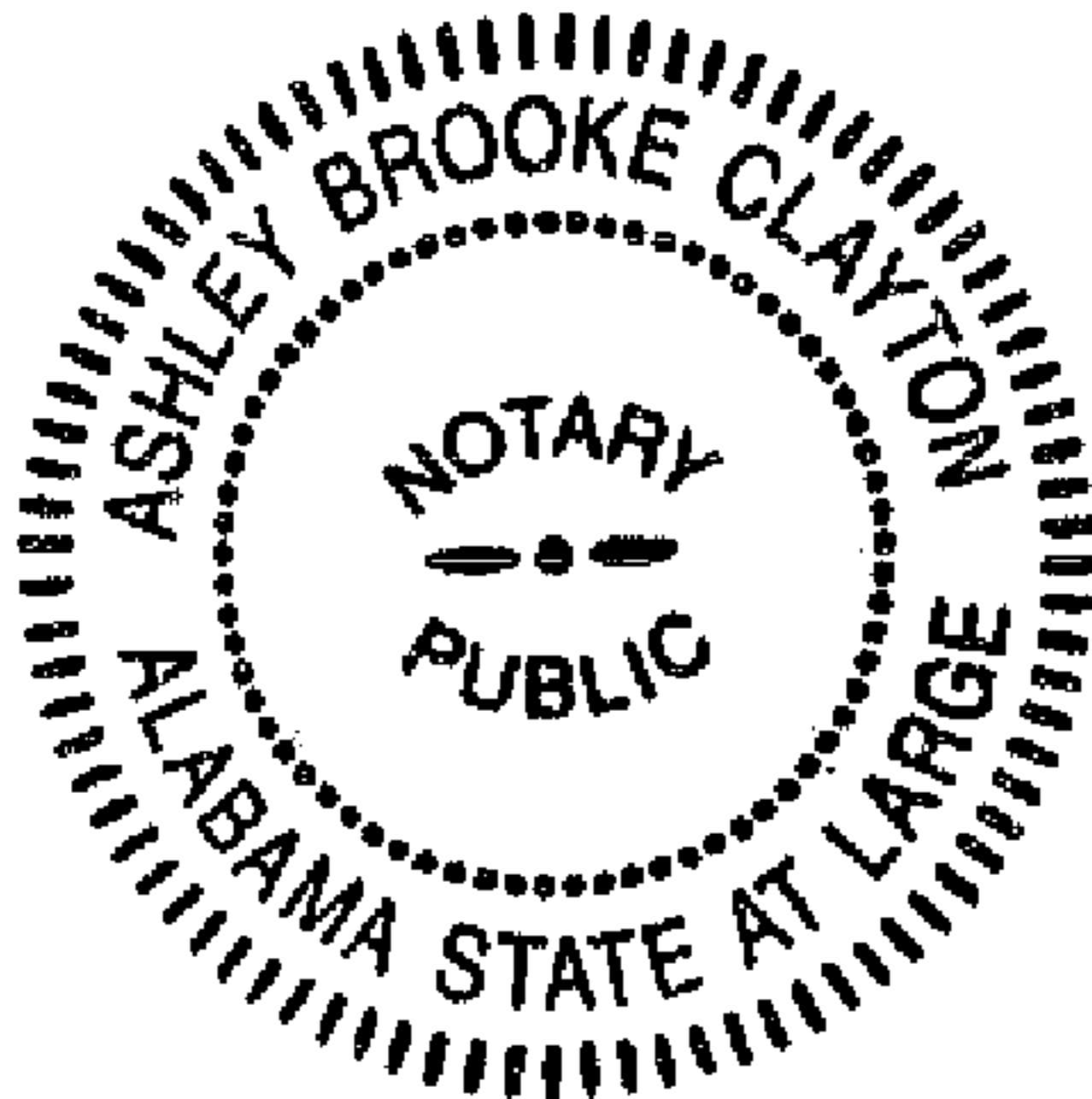
By: [Signature] (SEAL)
Printed Name: Lewis W. Cummings, III
Title: Authorized Person

STATE OF Alabama
COUNTY OF Jefferson

I, Ashley Brooke Clayton, the undersigned Notary Public in and for said State and County, hereby certify that Lewis W. Cummings, III, whose name as Authorized Person of Omega Realty Holdings Manager, LLC, Manager of Omega Realty Holdings II, 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]



Ashley Brooke Clayton
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/8/21

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
#07466 (10.4 COL)

The Grantee's address is:

OMEGA RESIDENTIAL HOLDINGS V, LLC
3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

EXHIBIT A

[Legal Description]

Address : 104 PATRIOT POINT DR, MONTEVALLO, SHELBY,AL 35115
Parcel Identification Number : 27 1 02 0 006 031.000
Client Code : 07486

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 FINAL PLAT PATRIOT POINT, AS RECORDED IN MAP 38, PAGE 93, IN THE OFFICE OF THE JUDGE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20170619000215140

Address : 117 SHINE DR, PELHAM, SHELBY,AL 35124
Parcel Identification Number : 13 1 02 1 000 018.009
Client Code : 07480

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA,AND IS DESCRIBED AS FOLLOWS: LOT 9, ACCORDING TO THE AMENDED FINAL PLAT, WYNFIELD PARC, PHASE ONE, AS RECORDED IN MAP BOOK 27, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE DEED INSTRUMENT: 20160628000223260

Address : 137 TIMBERLEAF CIRCLE, ALABASTER, SHELBY,AL 35007
Parcel Identification Number : 13 7 25 4 000 011.017
Client Code : 07477

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 15, ACCORDING TO THE SURVEY OF TIMBERLEAF TOWNHOMES, AS RECORDED IN MAP BOOK 21, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE DEED INSTRUMENT: 20170619000215100

Address : 2017 KENSINGTON CT, CALERA, SHELBY,AL 35040
Parcel Identification Number : 22 8 34 4 004 003.000
Client Code : 07472

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 28, ACCORDING TO THE SURVEY OF

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KENSINGTON PLACE, PHASE I, SECTOR I, AS RECORDED IN MAP BOOK 37, PAGE 147 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED INSTRUMENT: 20170310000082690

Address : 2028 10TH AVE, CALERA, SHELBY,AL 35040
Parcel Identification Number : 28 4 20 1 001 016.003
Client Code : 07470

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 3, ACCORDING TO THE SURVEY OF MERIWEATHER, SECTOR 1, AS RECORDED IN MAP BOOK 24, PAGE 46, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA

SOURCE OF TITLE DEED INSTRUMENT: 20170621000221420

Address : 214 CHASE CREEK CIR, PELHAM, SHELBY,AL 35124
Parcel Identification Number : 13 6 13 2 003 015.000
Client Code : 07466

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 58, ACCORDING TO THE SURVEY OF CHASE CREEK TOWNHOMES, PHASE I, AS RECORDED IN MAP BOOK 18, PAGE 73 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS, BUILDING SET-BACK LINES AND RIGHTS OF WAY OF RECORD.

SOURCE OF TITLE DEED INSTRUMENT: 20170511000165040

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 II, LLC
Mailing Address

3545 Lorna Ridge Drive
Hoover, AL 35216

Grantee's Name Omega Residential Holdings V, LLC
Mailing Address

3545 Lorna Ridge Drive
Hoover, AL 35216

Property Address

104 Patriot Point Dr.
See attached Exhibit A
117 Shine Dr.
137 Timberleaf Ci.
2017 Kensington Ct.
2028 10th Ave
214 Chase Creek Ci.

Date of Sale 7/26/17

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 735,430.00

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

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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 7/26/17

Print Lewis, W. Cummings, III

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
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Form RT-1