

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company (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 CONREX RESIDENTIAL PROPERTY GROUP 2016-02 OPERATING COMPANY, LLC (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: 31 Oakdale Drive, Montevallo, AL 35115

SOURCE OF TITLE: Instrument Number 20160926000351620

PROPERTY ID: 23 7 35 0 002 047.000

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 24<sup>th</sup> day of October, 2017

**GRANTOR:**

Rex Residential Property Owner, LLC, a  
Delaware limited liability company

By: [Signature] (SEAL)  
Printed Name: Eric Phillipps  
Title: Vice President

STATE OF New York  
COUNTY OF New York

I, Diane A. Myers the undersigned Notary Public in and for said State and County, hereby certify that Eric Phillipps, whose name as Vice President of Rex Residential Property Owner, 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.

DIANE A. MYERS  
[Affix Notary Seal] State of New York  
No. 01MY5056895  
Qualified in Westchester County  
Commission Expires March 11, 2018

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: March 11, 2018

**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  
#CAFRCRXVIII-29

**The Grantee's address is:**

CONREX RESIDENTIAL PROPERTY GROUP  
2016-02 OPERATING COMPANY, LLC  
3 CORDES STREET  
CHARLESTON, SC 29401

**SCHEDULE A**

Address : 31 OAKDALE DR, MONTEVALLO, SHELBY,AL 35115

Parcel Identification Number : 23 7 35 0 002 047.000

Client Code : CAFCRXVIII-29

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 OAKDALE ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 98, IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE DEED INSTRUMENT: 20160926000351620

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## 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 Conrex Residential Property Group  
 Mailing Address 2016-02 Operating Company, LLC  
 3 Cordes Street  
 Charleston, SC 29401

Property Address 31 OAKDALE DR.  
MONTE VALLO, AL  
35115

Date of Sale 10/24/17  
 Total Purchase Price \$ 61,000.00  
 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  
☒ 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 10/24/17

Print ERIC PHILLIPPS, ITS VICE PRESIDENT

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 11/07/2017 03:52:05 PM  
 \$85.00 CHERRY  
 20171107000404840

Print Form

Form RT-1