STATE OF ALABAMA)
COUNTY OF SHELBY	4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT MARVERLY NETTLES, an unmarried woman (herein, "Grantor"), whose address is 636 Woodbrook Road, Birmingham, AL 35215, for and in consideration of ONE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 Dollars (\$155,000.00) and other good and valuable consideration, receipt 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 1505 King Street Ext., Ste. 100, Charleston, SC 29405, 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:

301 Forest Lakes Drive, Chelsea, AL 35043

SOURCE OF TITLE:

Book LR201318, Page 13821

PROPERTY ID:

09 5 15 0 003 076,000

REAL PROPERTY TAX: \$ \\

\$ 136552 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, for Grantor and Grantor's heirs and personal representatives, 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, whomsoever.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this O day of July, 2018.

20180713000250520 07/13/2018 01:36:59 PM DEEDS 2/4

GRANTOR:

(SEAL) MARVERLY NETTLES

STATE OF COUNTY OF

I, Johnson V. 5. Subscripe undersigned Notary Public in and for said State and County, hereby certify that MARVERLY NETTLES, an unmarried woman, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of <u>Cele</u>

[Affix Notary Scal]

SIGNATURE OF NOTARY PUBLIC

My commission expires:

This instrument was prepared by:

JENNIFER L. SHEA, ESQ. 213 BRENTSHIRE DRIVE BRANDON, FL 33511

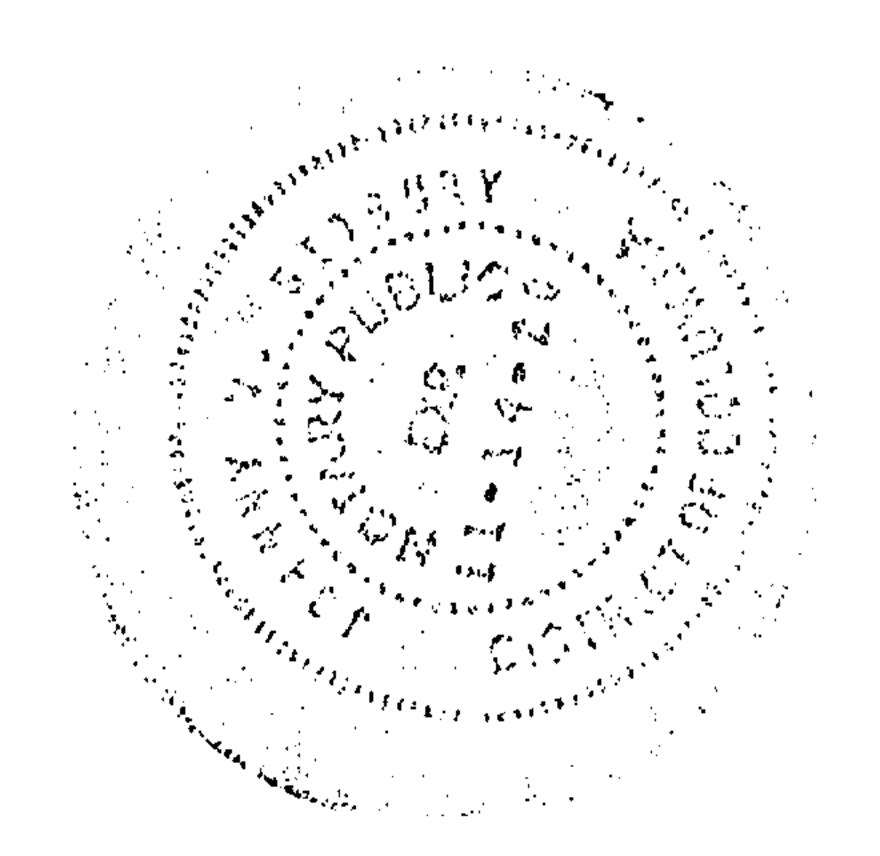
When recorded, please mail to:

JOHNNY V. SIDBURY NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires November 14, 2000

BECKY HEATHERLY OS NATIONAL, LLC 2170 SATELLITE BOULEVARD, SUITE 200 DULUTH, GA 30097 FILE NO. 139144-CONREX-15-AL

The Grantee's address is:

REX RESIDENTIAL PROPERTY OWNER, LLC 1505 KING STREET EXT., STE. 100 CHARLESTON, SC 29405



20180713000250520 07/13/2018 01:36:59 PM DEEDS 3/4

Exhibit A

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

LOT 684, ACCORDING TO THE SURVEY OF FOREST LAKES, 12 SECTOR, AS RECORDED IN MAP BOOK 34, AT PAGE 3 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 09 5 15 0 003 076,000

Commonly known as 301 Forest Lakes Drive, Chelsea, AL 35043 However, by showing this address no additional coverage is provided

Source of Title Deed Book: LR201318 Page: 13821 Instrument: 20130927001057100.

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantee's Name Rex Residential Property Owner LLC Marverly Nettles Grantor's Name Mailing Address 1505 King Street Ext., Ste. 100 636 Woodbrook Road Mailing Address Birmingham, AL 35215 Charleston, SC 29405 Date of Sale 301 Forest Lakes Drive Property Address Chelsea, AL 35043 Total Purchase Price \$ 155,000 or Actual Value 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). l attest, to the best of my knowledge and belief that the information contained in this document is true and

Unattested

Filed a
Officia
Judge County
Shelby
07/13/2

Date

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/13/2018 01:36:59 PM

S179.00 CHERRY

20180713000250520

of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

(verified by)

Print Form

Sign

accurate. I further understand that any false statements claimed on this form may result in the imposition

Form RT-1

(Grantor/Grantee/Owner/Agent) circle one