

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT SEAN G. HOOTS, a married man (herein, "Grantor"), whose address is 373 Summerchase Drive, Calera, AL 35040, for and in consideration of ONE HUNDRED THIRTY-EIGHT THOUSAND AND 00/100 Dollars (\$138,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to REX RESIDENTIAL PROPERTY OWNER, LLC (herein, "Grantee"), whose address is 1505 King St. Ext., Suite 100, Charleston, SC 29405, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 373 Summerchase Drive, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20080220000067740

PROPERTY ID: 22 8 33 0 002 094.000

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, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantee and Grantee's assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have 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 Grantors are in the quiet and peaceable possession of said property; and that Grantors do 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 Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 12th day of JULY, 2018

GRANTOR:

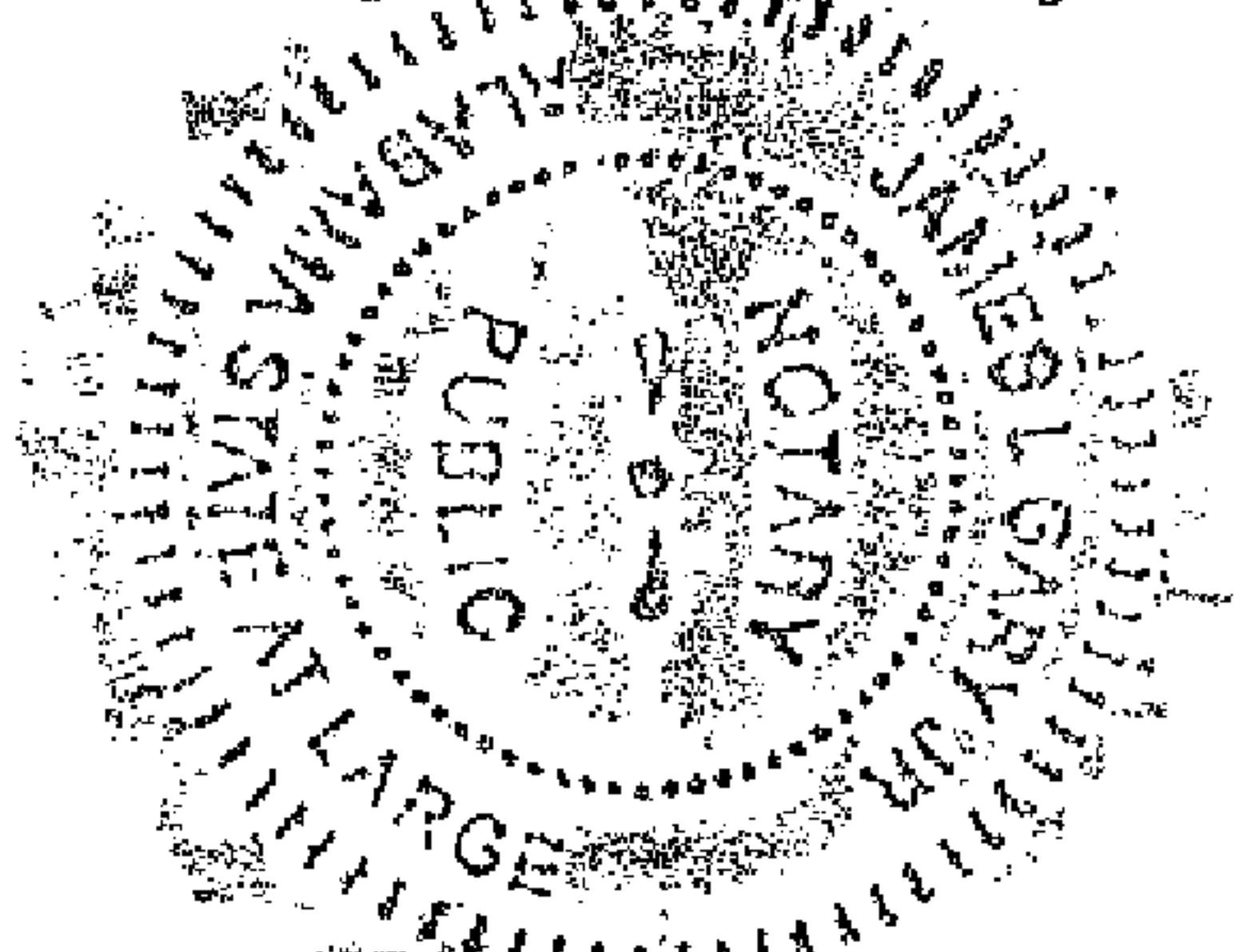
Sean G. Hoots (SEAL)
Sean G. Hoots

STATE OF ALABAMA
COUNTY OF SHELBY

I, JAMES GARY, the undersigned Notary Public in and for said State and County, hereby certify that Sean G. Hoots, a married man, 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 12th day of July, 20 18

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: July 22, 2019

This instrument was prepared by:

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

When recorded, please mail to:

BECKY HEATHERLY
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
#139145-CONREX-15-AL

The Grantee's address is:

REX RESIDENTIAL PROPERTY OWNER, LLC
1505 KING ST. EXT., SUITE 100
CHARLESTON, SC 29405

Exhibit A

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

LOT 56, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 4, AS RECORDED IN MAP BOOK 26, PAGE 111, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 22 8 33 0 002 094.000

Commonly known as 373 Summerchase Drive, Calera, AL 35040
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20080220000067740.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	SEAN G. HOOTS	Grantee's Name	REX RESIDENTIAL
Mailing Address	373 Summerchase Drive	Mailing Address	PROPERTY OWNER, LLC
	Calera, AL 35040		1505 KING ST. EXT., SUITE 100
			CHARLESTON, SC 29405
Property Address	373 Summerchase Drive	Date of Sale	7/13/18
	Calera, AL 35040	Total Purchase Price	\$ \$138,000.00
		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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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).

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 7/12/2018 Print Sean G Hoots

Unattested Sign Sean G Hoots

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/17/2018 02:29:04 PM
 \$162.00 CHERRY
 20180717000254060