

20180911000325860
09/11/2018 09:22:19 AM
DEEDS 1/4

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT BENDROR, LLC (herein, "Grantor"), whose address is 2084 Valleydale Road, Birmingham, AL 35244, for and in consideration of ONE HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$160,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CONREX MASTER, LLC (herein, "Grantee"), whose address is 1505 King St. Ext., Suite 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: 524 Union Station Place, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20160420000129730

PROPERTY ID: 28 3 06 0 008 034.000

REAL PROPERTY TAX: \$1549.80 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, whomsoever.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 5 day
of Sept, 2018.

GRANTOR:

Bendror, LLC

By: Dror Sery by Cassidy Bates Dierdorf, AIF
By: Dror Sery
As Its: Member
By Cassidy Bates Dierdorf as Attorney-In-Fact

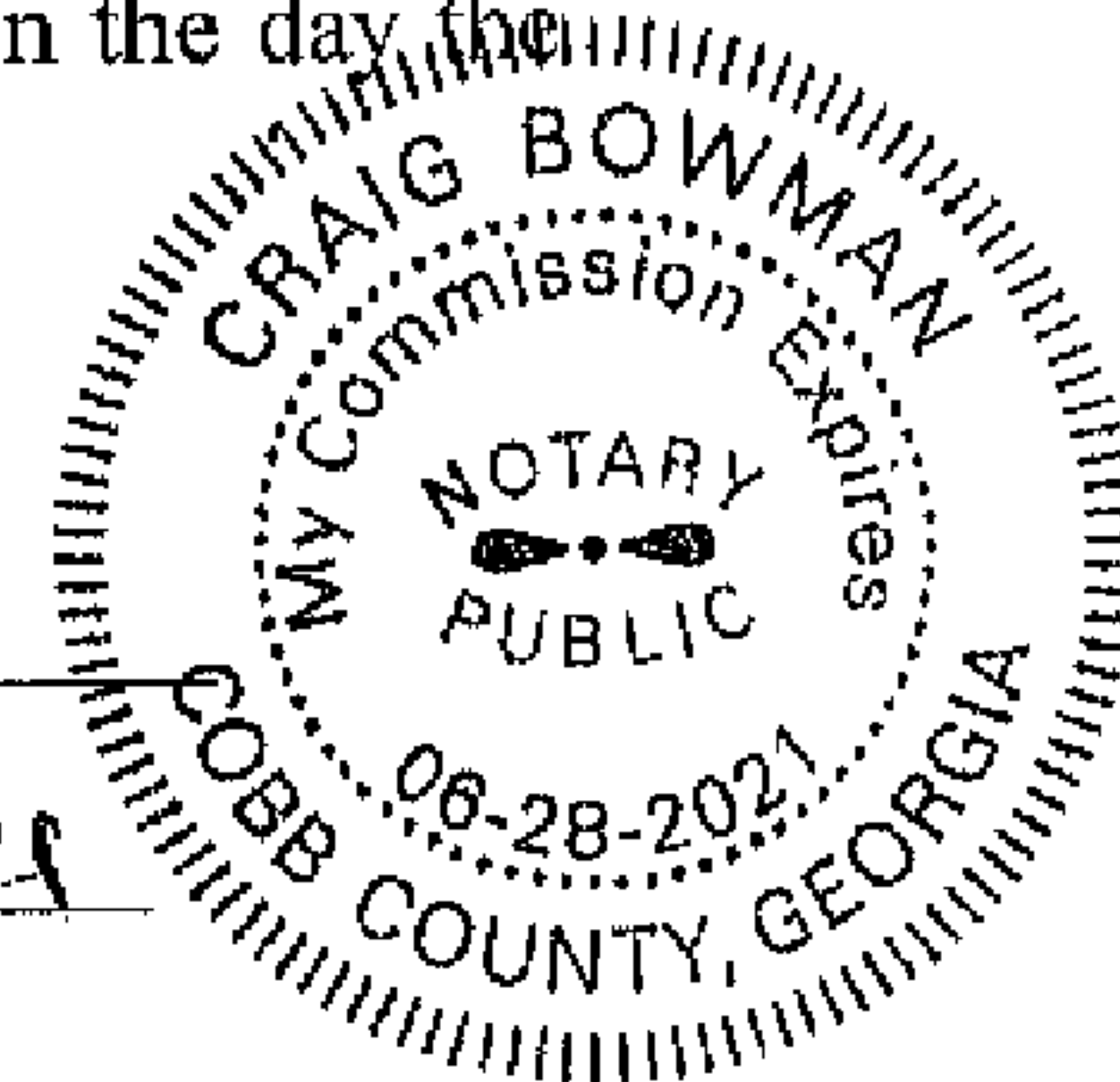
STATE OF GA
COUNTY OF Cobb

I, Craig Bowman, the undersigned Notary Public in and for said State and County, hereby certify that Cassidy Bates Dierdorf as Attorney in Fact for Dror Sery, whose name as Member of Bendror, LLC, 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]


SIGNATURE OF NOTARY PUBLIC
My commission expires: 06/28/21



This instrument was prepared by:

JENNIFER L. SHEA, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

BECKY HEATHERLY
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
REF# 144571-CONREX-15-AL

The Grantee's address is:

CONREX MASTER, 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 86, ACCORDING TO THE SURVEY OF UNION STATION PHASE II, AS RECORDED IN MAP BOOK 41, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 28 3 06 0 008 034.000

Commonly known as 524 Union Station Place, Calera, AL 35040
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20160420000129730.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bendror, LLC
 Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Grantee's Name CONREX MASTER, LLC
 Mailing Address 505 King St. Ext., Suite 100
Charleston, SC 29405

Property Address 524 Union Station Place
Calera, AL 35040

Date of Sale 9/7/18
 Total Purchase Price \$ 160,000.00
 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 9/5/18

Print Dror Sery by Cassidy Dierdorf AIF

Sign Dror Sery by Cassidy Dierdorf AIF
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/11/2018 09:22:19 AM
 \$184.00 CHERRY
 20180911000325860

Allen S. Boyd