

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS THAT STANWYK REAL ESTATE PARTNERS, LLC, an Alabama limited liability company (herein, "Grantor"), whose address is 1415 Marion Court, Birmingham, AL 35242, for and in consideration of ONE HUNDRED FORTY-NINE THOUSAND AND 00/100 Dollars (\$149,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CONREX MASTER, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 1505 King Street, Ext. Suite 100, Charleston, SC 29405, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

Property street address: 1023 Kerry Drive, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20180523000178040

PROPERTY ID: 28 5 16 2 010 014.000

REAL PROPERTY TAX: \$936.40 due and payable by December 31<sup>st</sup> of the current year

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.

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 September, 2018.

GRANTOR:

STANWYK REAL ESTATE PARTNERS, LLC,  
an Alabama limited liability company

By: Allison Parker (SEAL)  
Printed Name: Allison Parker  
Title: Authorized Signatory

STATE OF Alabama  
COUNTY OF Shelby

I, John Caldwell, Jr, the undersigned Notary Public in and for said State and County, hereby certify that Allison Parker, whose name as Authorized Signatory of STANWYK REAL ESTATE PARTNERS, LLC, an Alabama 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]

John Caldwell, Jr  
SIGNATURE OF NOTARY PUBLIC

My commission expires: John Caldwell Jr  
My Commission Expires  
01/22/2020

This instrument was prepared by:

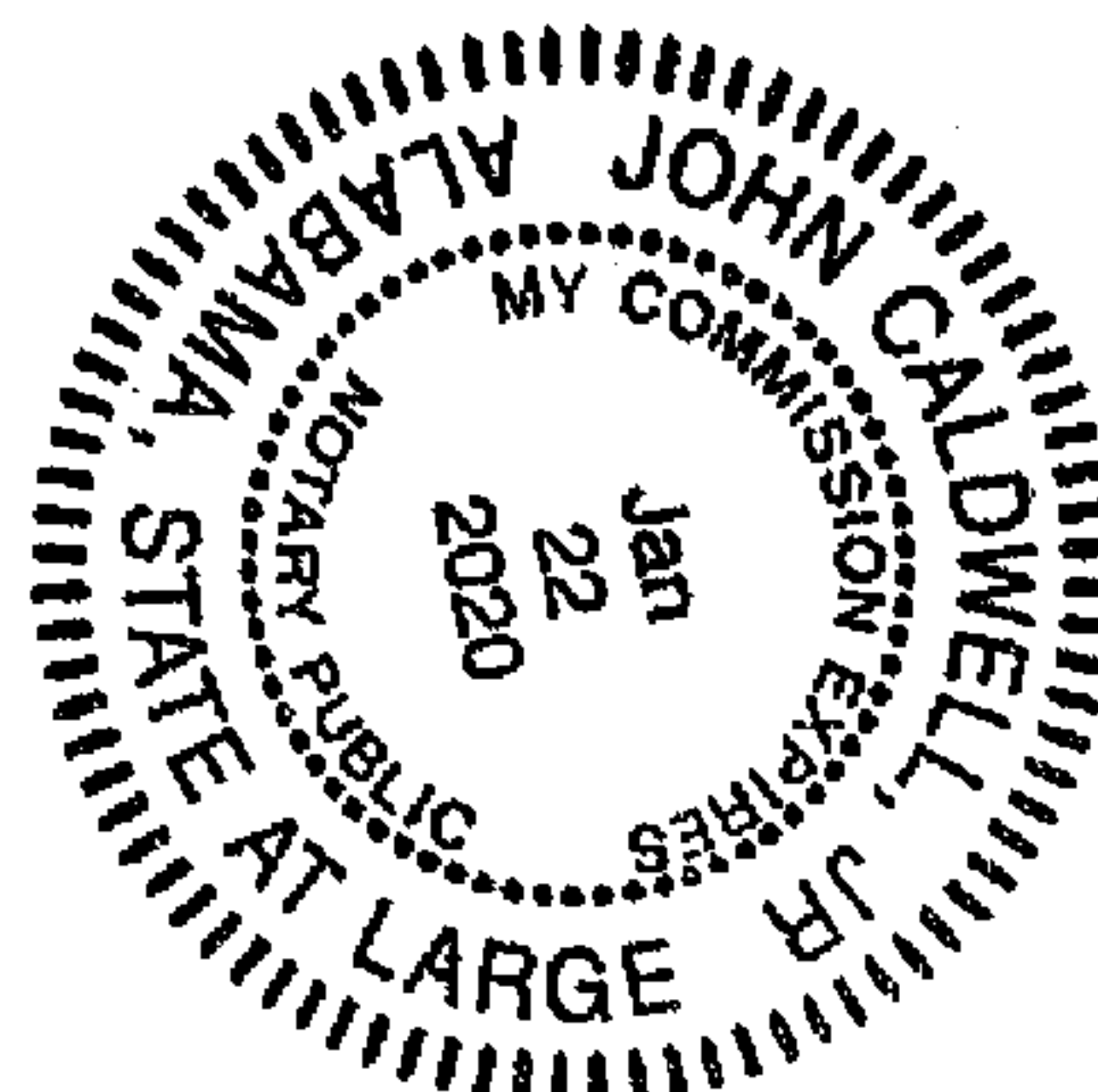
JENNIFER L. SHEA, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

When recorded, please mail to:

KERRI LEONARD  
OS NATIONAL, LLC  
2170 SATELLITE BOULEVARD, SUITE 200  
DULUTH, GA 30097  
REF# 144488-15-CONREX-AL

The Grantee's address is:

CONREX MASTER, LLC  
1505 KING STREET, EXT. SUITE 100  
CHARLESTON, SC 29405



**EXHIBIT A**

[Legal Description]

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

LOT 43, ACCORDING TO THE MAP AND SURVEY OF KINSALE GARDEN HOMES, 1ST SECTOR AS RECORDED IN MAP BOOK 34, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 28 5 16 2 010 014.000

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. 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 STANWYK REAL ESTATE  
 Mailing Address PARTNERS, LLC  
1415 Marion Court  
Birmingham, AL 35242

Grantee's Name Conrex Master, LLC  
 Mailing Address 1505 King Street, Ext. Suite 100  
Charleston, SC 29405

Property Address 1023 Kerry Drive  
Calera, AL 35040

Date of Sale 9-5-18  
 Total Purchase Price \$ 149,000.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/13/2018 09:02:45 AM  
 \$173.00 CHERRY  
 20180913000328820

*Allen S. Byrd*

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 Julie King

Unattested \_\_\_\_\_  
 (verified by)

Sign \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1