

20180913000328840  
09/13/2018 09:07:50 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: 520 Union Station Place, Calera, AL 35040  
SOURCE OF TITLE: Instrument Number 20160420000129740  
PROPERTY ID: 28 3 06 0 008 035.000  
REAL PROPERTY TAX: \$ 1549.80 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, 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 Andy Dierdorf AIF

By: Dror Sery

As Its: Member

By Cassidy Bates Dierdorf as Attorney-In-Fact

POA recorded in Shelby County  
on 9/11/2018 Doc#201809110003  
25850

STATE OF

COUNTY OF

GA

Gwinnett

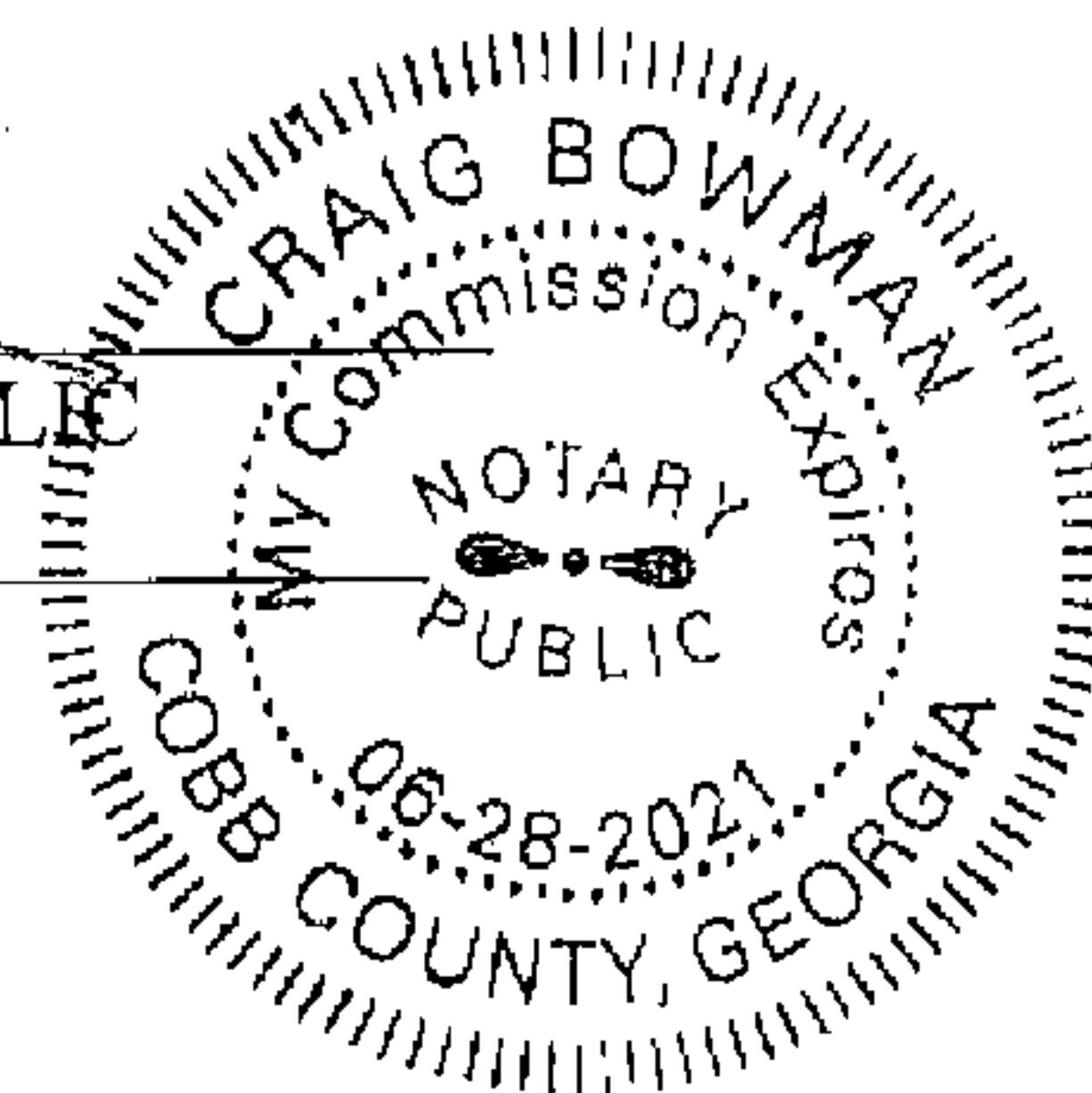
I, Craig Bowman, the undersigned Notary Public in and for said State and County, hereby certify that Cassidy Bates Dierdorf as Attorney in Fact for Dror Sery, the Member of Bendror, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed 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: \_\_\_\_\_



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  
#144735-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 87, 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 0 008 035.000

Commonly known as 520 Union Station Place, Calera, AL 35040  
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20160420000129740.

## 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 1505 King St. Ext., Suite 100  
Charleston, SC 29405

Property Address 520 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

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/13/2018 09:07:50 AM  
 \$184.00 CHERRY  
 20180913000328840



Form RT-1

*Allen S. Byrd*