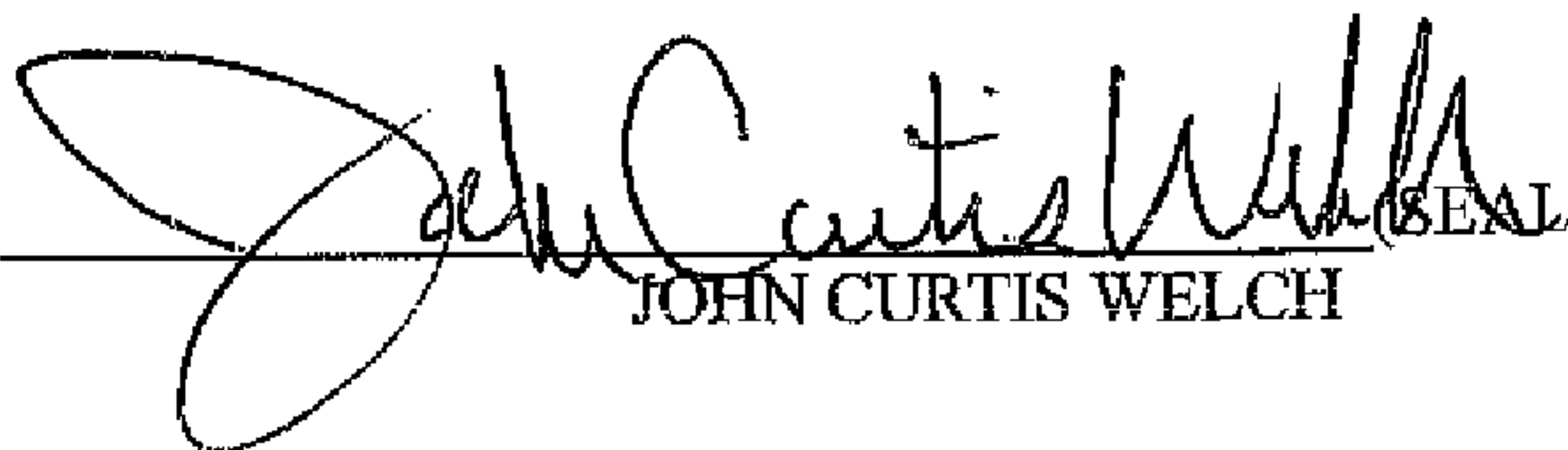


IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 13 day of September, 2018.

GRANTOR:

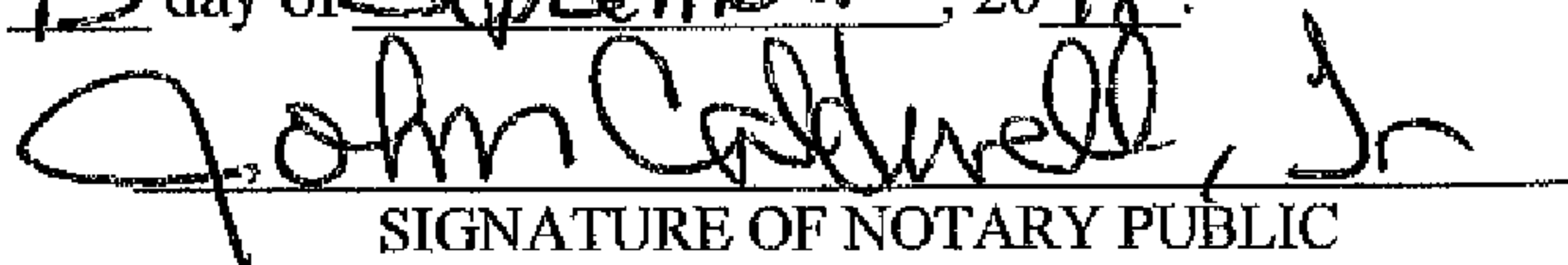
 (SEAL)
JOHN CURTIS WELCH

STATE OF Alabama
COUNTY OF Shelby

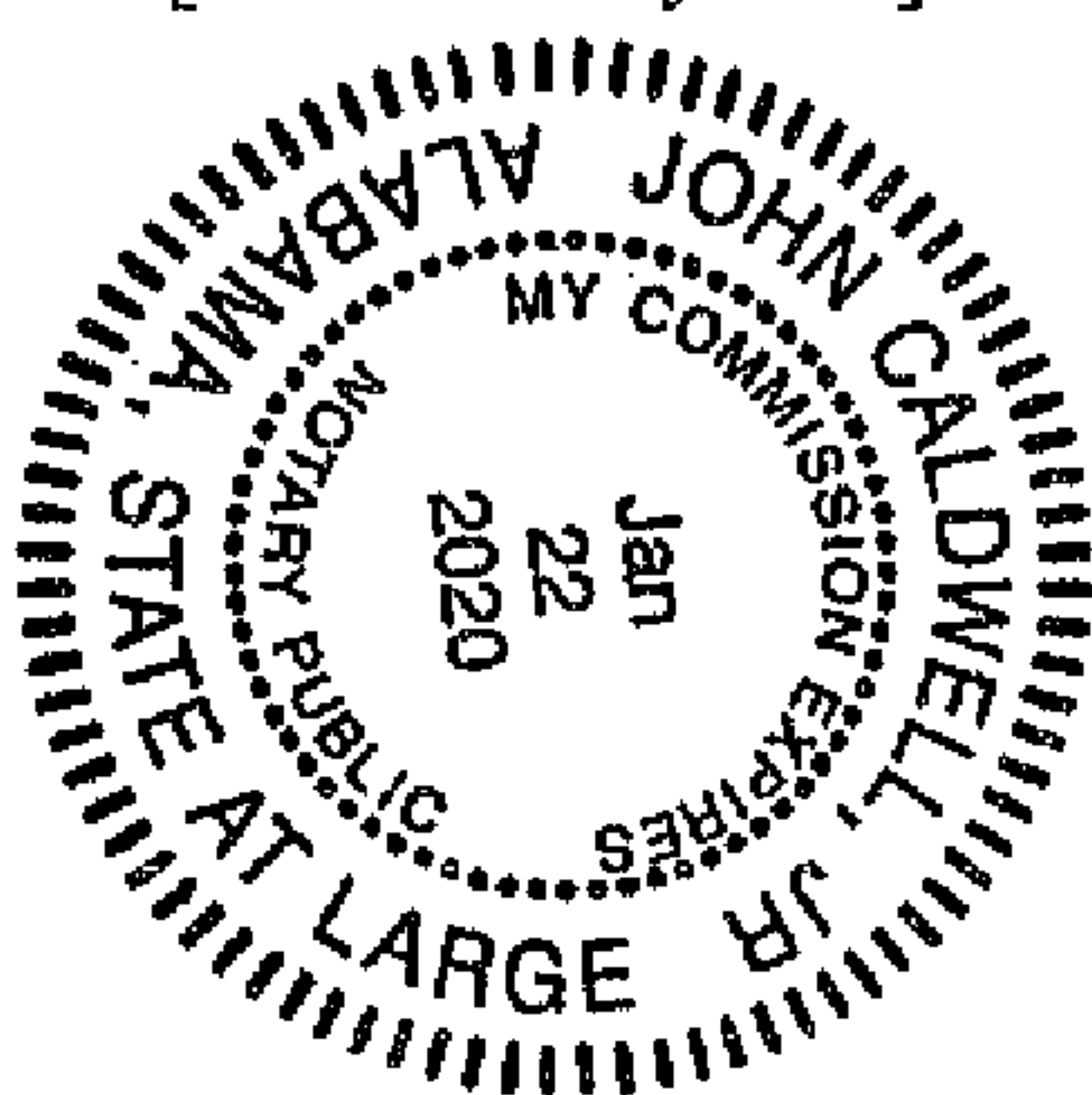
I, John Caldwell Jr, the undersigned Notary Public in and for said State and County, hereby certify that JOHN CURTIS WELCH, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of September, 2018.

[Affix Notary Seal]


SIGNATURE OF NOTARY PUBLIC

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



GRANTOR:

Lynn Amanda Welch AKA Amanda Lynn Welch (SEAL)
LYNN AMANDA WELCH, who acquired title as
AMANDA LYNN WELCH

STATE OF Alabama
COUNTY OF Shelby

I, John Caldwell Jr the undersigned Notary Public in and for said State and County, hereby certify that LYNN AMANDA WELCH, who acquired title as AMANDA LYNN WELCH, a married 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 13 day of September, 2018

[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:

GEORGE GRIST
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
FILE NO. 146251-15-CONREX-AL

The Grantee's address is:

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

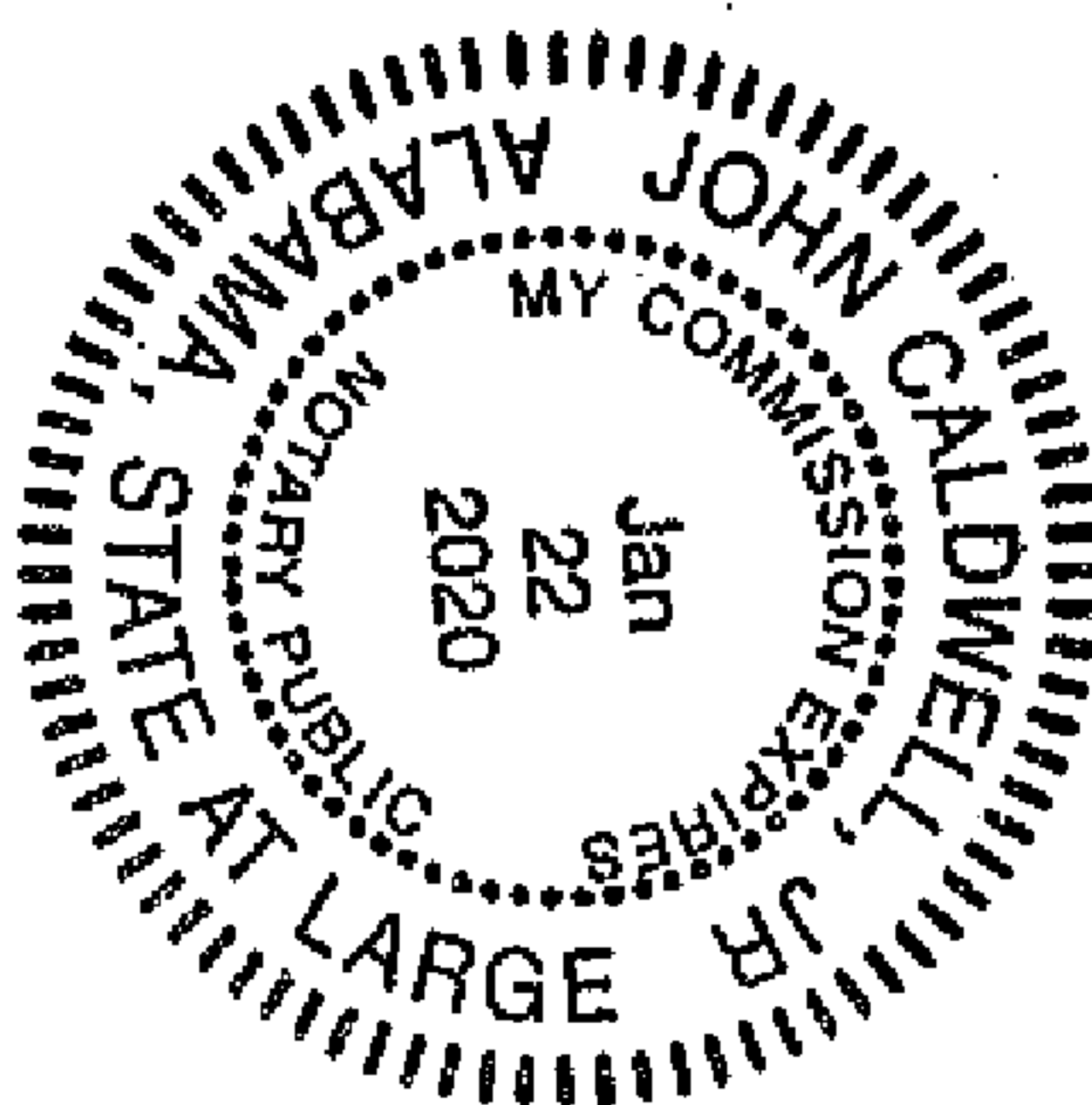


Exhibit A

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

LOT 4, ACCORDING TO THE PLAT OF THE LAKES AT HIDDEN FOREST, PHASE I, AS RECORDED IN MAP BOOK 36, PAGE 115, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXCEPTING THEREFROM ALL INTERESTS IN AND TO ALL OIL, GAS AND OTHER MINERALS, IN ON AND/OR UNDER SAID PROPERTY AND ALL RIGHTS IN CONNECTION THEREWITH WHICH MAY HAVE BEEN GRANTED, RESERVED OR RELEASED TO OTHERS.

Parcel ID: 23-7-35-0-007-004.000

Commonly known as 112 Hidden Trace Court, Montevallo, AL 35115
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20070525000246510.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2018 04:10:25 PM
\$197.00 JESSICA
20180917000333470

Alvin S. Bayl

20180917000333470 09/17/2018 04:10:25 PM DEEDS 5/5

Real Estate Sales Validation Form

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

Grantor's Name JOHN CURTIS WELCH and
Mailing Address AMANDA LYNN WELCH
229 Grande View Lane
Maylene, AL 35114

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

Property Address 112 Hidden Trace Court
Montevallo, AL 35115

Date of Sale 9/14/18
Total Purchase Price \$ 170,000.00

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 9/18/18

Print Julie King

Unattested

Sign *Julie King*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1