

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS THAT TIM ALEXANDER, a married man who acquired title as a single person, joined by his spouse TYANA ALEXANDER (together herein, "Grantors"), whose address is 4088 Old Cahaba Parkway, Helena, AL 35080, for and in consideration of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars (\$115,000.00) 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 Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

Property street address: 411 17th Street, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20050207000061510

PROPERTY ID: 28 5 16 3 002 030.000

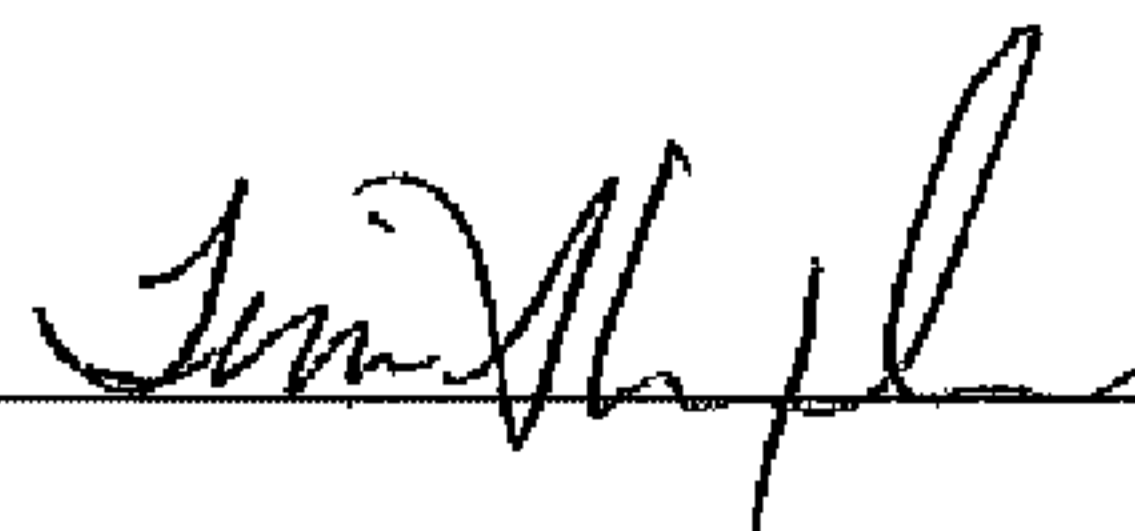
REAL PROPERTY TAX: \$ 37210.9 due and payable by December 31st of the current year

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 constitutes the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 19 day of Sept, 2018.

GRANTOR:

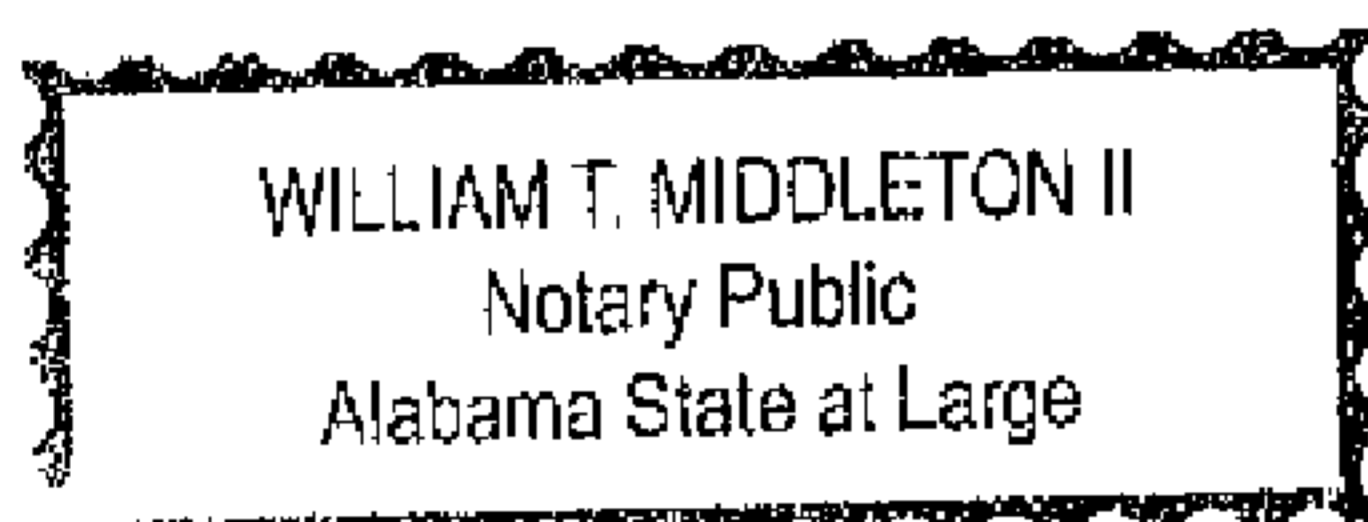
 (SEAL)
Tim Alexander

STATE OF Alabama
COUNTY OF Shelby

I, William T. Middleton II, the undersigned Notary Public in and for said State and County, hereby certify that Tim Alexander, 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.

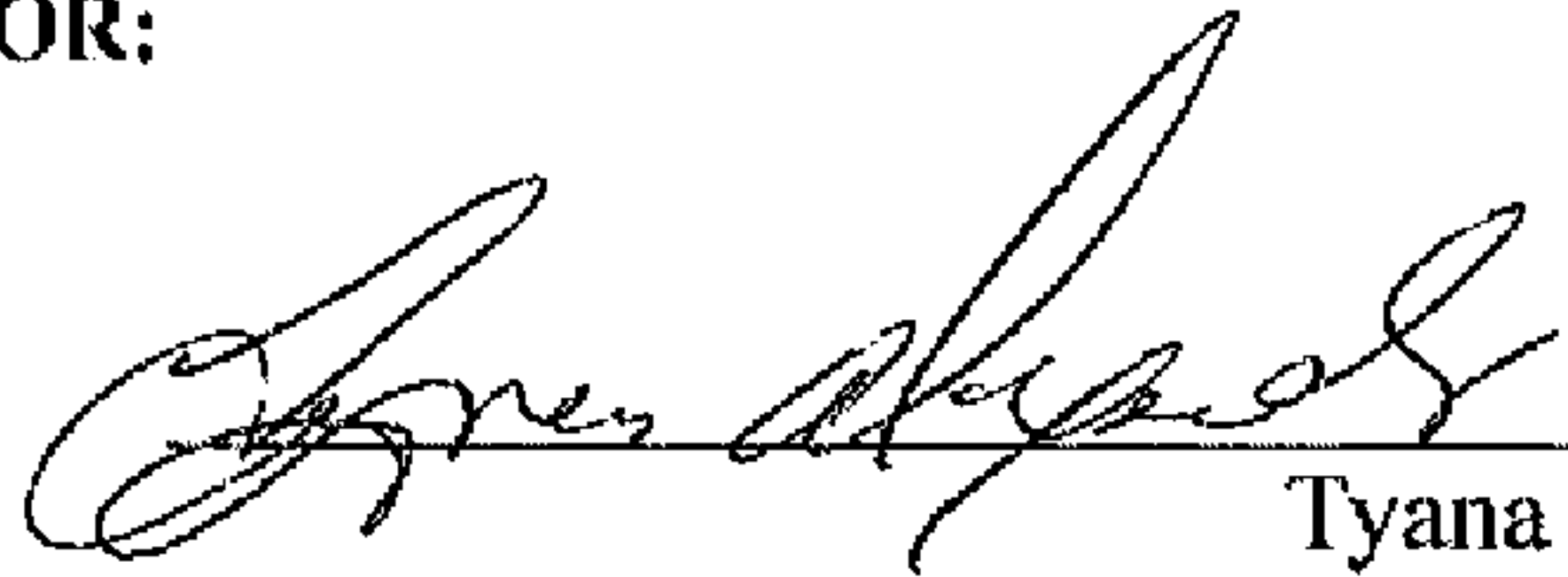
Given under my hand and official seal this 17 day of September, 2018.

[Affix Notary Seal]




SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/21/2019
William T. Middleton II

GRANTOR:

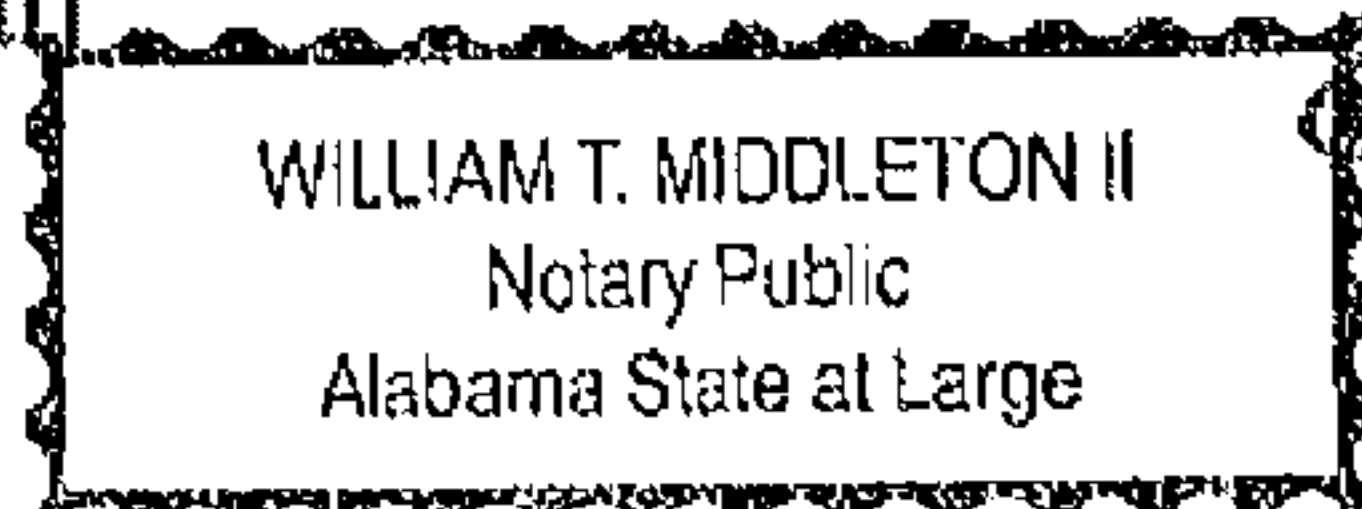
 (SEAL)
Tyana Alexander

STATE OF Alabama
COUNTY OF Shelby

I, William T. Middleton II, the undersigned Notary Public in and for said State and County, hereby certify that Tyana Alexander, 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 17 day of September, 2018.

[Affix Notary Seal]




SIGNATURE OF NOTARY PUBLIC

My commission expires: 10/21/2019
William T. Middleton II

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
145789-15-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:

LOTS 9 AND 10, BLOCK 77, ACCORDING TO J. H. DUNSTAN'S MAP OF THE TOWN OF CALERA, ALABAMA, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 28 5 16 3 002 030,000

Commonly known as 411 17th Street, Calera, AL 35040
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20050207000061510.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2018 12:08:06 PM
\$142.00 JESSICA
20180924000339960

Allen S. Bayl

20180924000339960 09/24/2018 12:08:06 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 Tim Alexander
Mailing Address Tyana Alexander
4088 Old Cahaba Parkway
Helena, AL 35080

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

Property Address 411 17th Street
Calera, AL 35040

Date of Sale 9/19/18
Total Purchase Price \$ 115,000.00

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 9-19-2018

Print Tim Alexander Tyana Alexander

Unattested

Sign [Signature] [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1