

SEND TAX NOTICE TO:

Conrex Master, LLC

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

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FORTY-FOUR THOUSAND, FIVE HUNDRED AND NO/100.....(\$144,500.00) Dollars**, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **NORA M. RODRIGUEZ, An Unmarried Woman, and KAREN FISH, An Unmarried Woman**, do grant, bargain, sell and convey unto **CONREX MASTER, LLC, A Delaware Limited Liability Company** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 389, according to the Survey of Waterford Highlands Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 2018 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 2001-12818 and Inst. No. 2001-12819.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.
5. Easement to Shelby County recorded in Volume 240, Page 36.

TO HAVE AND TO HOLD Unto the said GRANTEE, it's successors and assigns, forever.

Shelby County, AL 09/25/2018
State of Alabama
Deed Tax: \$144.50


20180925000341730 1/3 \$165.50
Shelby Cnty Judge of Probate, AL
09/25/2018 01:34:08 PM FILED/CERT

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, it's successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, it's successors and assigns forever, against the lawful claims of all persons.

IN WIT8NESS WHEREOF, we have hereunto set our hands and seals, this 13th day of September, 2018.

Nora M. Rodriguez (Seal)
NORA M. RODRIGUEZ

Karen Fish (Seal)
KAREN FISH

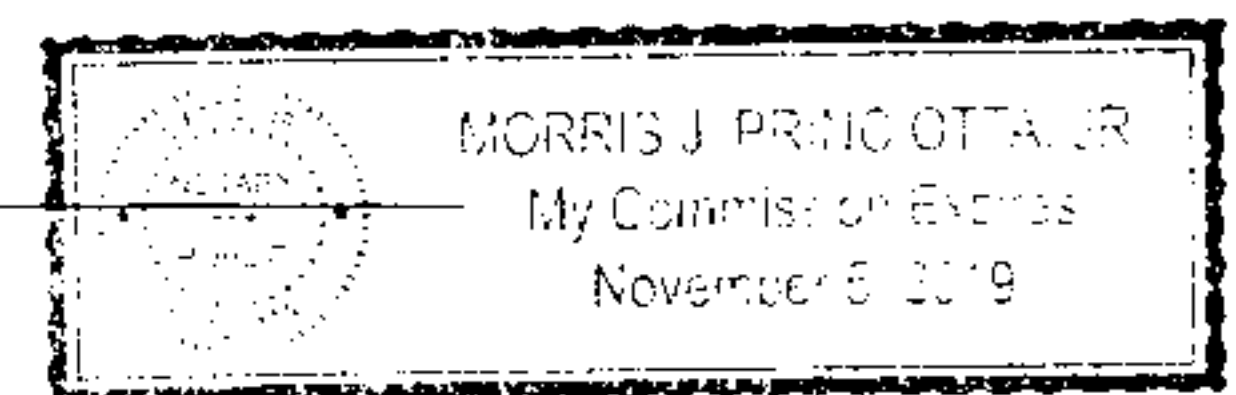
STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NORA M. RODRIGUEZ, An Unmarried Woman, and, KAREN FISH, An Unmarried Woman**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in their above stated capacity, executed the same voluntarily on the day the same bears date.

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

Morris J. Prnic Ottaler
Notary Public

My Commission Expires:



20180925000341730 2/3 \$165.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name NORA M. RODRIGUEZ
Mailing Address KAREN FISH

Grantee's Name CONREX MASTER, LLC
Mailing Address _____

Property Address 432 Waterford Dr.
Calera, AL 35040

Date of Sale 9/13/2018
Total Purchase Price \$ 144,500.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 9/13/2018

Print Morris J. Pringle, Jr., A Hearty

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180925000341730 3/3 \$165.50
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