

20181002000351340
10/02/2018 11:14:20 AM
DEEDS 1/5

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT LAQUITA MOORE SMITH, a widow, who acquired title as LAQUITA M. SMITH (herein, "Grantor"), whose address is 424 Waterford Highlands Way, Calera, AL 35040, for and in consideration of ONE HUNDRED THIRTY-EIGHT THOUSAND AND 00/100 Dollars (\$138,000.00) 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: 140 Charlton Lane, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20040804000435680

PROPERTY ID: 22 9 31 1 004 011.000

REAL PROPERTY TAX: \$ 0 due and payable by December 31st 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, for Grantor and Grantor's heirs and personal representatives, 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 constitutes the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 26 day of September, 2018.

GRANTOR: Laquita Moore Smith
who acquired title as Laquita M. Smith

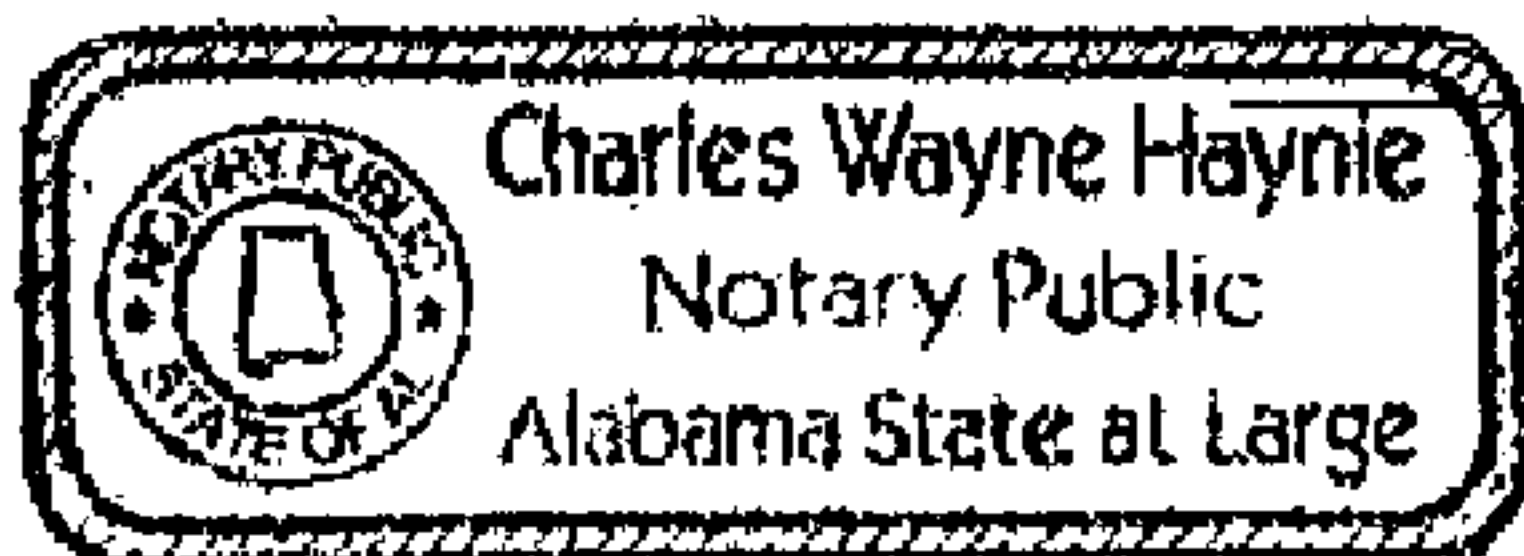
_____(SEAL)
LAQUITA MOORE SMITH,
who acquired title as LAQUITA M. SMITH

STATE OF Alabama
COUNTY OF Jefferson

I, Charles Wayne Haynie, the undersigned Notary Public in and for said State and County, hereby certify that LAQUITA MOORE SMITH, a widow, who acquired title as LAQUITA M. SMITH 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 26th day of September, 2018.

[Affix Notary Seal]



Charles Wayne Haynie
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-19-2019

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
FILE NO. 147494-CONREX-15-AL

The Grantee's address is:

CONREX MASTER, LLC
1505 KING ST. 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 77, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR II, PHASE III, AS RECORDED IN MAP BOOK 29, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 22 9 31 1 004 011.000

Commonly known as 140 Charlton Lane, Calera, AL 35040

Source of Title Deed Instrument: 20040804000435680.

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	LAQUITA MOORE SMITH	Grantee's Name	CONREX MASTER, LLC
Mailing Address	424 Waterford Highlands Way Calera, AL 35040	Mailing Address	1505 King St. Ext., Suite 100 Charleston, SC 29405
Property Address	140 Charlton Lane Calera, AL 35040	Date of Sale	09/27/2018
		Total Purchase Price	\$ 138,000.00
		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 9-26-18

Print LaQuita Moore Smith

Unattested _____

Sign LaQuita Moore Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2018 11:14:20 AM
\$165.00 CHERRY
20181002000351340

Allen S. Bayl

THE FRONT OF THIS DOCUMENT IS PINK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

ALABAMA

Center for Health Statistics

ALABAMA CERTIFICATE OF DEATH

State File Number: 101 2017-13372

1. DECEASED LEGAL NAME LaJuan Terrell Smith				2. DATE AND TIME OF DEATH Mar 28, 2017 1845	
3. ALIAS NAME (IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD Mar 28, 2017 1845	
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Calera 35040		7. PLACE OF DEATH 140 Charlton Lane	
8. SEX Male		9. LAST NAME PRIOR TO FIRST MARRIAGE		10. SERVED IN ARMED FORCES NO	
11. AGE 39		12. DATE OF BIRTH Jul 11, 1977		13. BIRTHPLACE (State or Foreign Country) Alabama	
14. MARITAL STATUS Married		15. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE LaQuita Moore		16. RESIDENCE STATE Alabama	
17. RESIDENCE COUNTY Shelby		18. CITY, TOWN OR LOCATION AND ZIP CODE Calera 35040		19. STREET ADDRESS 140 Charlton Lane	
20. INFORMANT NAME, RELATIONSHIP AND ADDRESS LaQuita Moore Smith, Wife, 140 Charlton Lane, Calera, AL 35040					
21. FATHER/PAIENT NAME PRIOR TO FIRST MARRIAGE Galvin Smith			22. MOTHER/PAIENT NAME PRIOR TO FIRST MARRIAGE Reggy Pogue		
23. DISPOSITION OF BODY Cremation		24. CEMETERY OR CREMATORY Abanks Crematory		25. LOCATION Birmingham, Alabama	
26. DATE OF DISPOSITION Apr 7, 2017		27. FUNERAL DIRECTOR Rickey Delaine		28. LICENSE NUMBER	
29. FUNERAL HOME NAME AND ADDRESS Westside Funeral Home, P.O. Box 375, Fairfield, AL 35064				30. DATE SIGNED Apr 12, 2017	
31. MEDICAL CERTIFICATION: CORRUPTING PHYSICIAN				32. MEDICAL EXAMINER	
33. NAME Diana Steele New, Coroner				34. LICENSE NUMBER	
35. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH PO Box 1321, Columbiana, Alabama 35051				36. DATE SIGNED Apr 12, 2017	
37. REGISTRAR Catherine Molchan Donald				38. DATE FILED Apr 12, 2017	
39. CAUSE OF DEATH					
40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH				INTERVAL	
IMMEDIATE CAUSE Self-inflicted gunshot wound to head				seconds	
DUE TO (OR AS A CONSEQUENCE OF):					
B. DUE TO (OR AS A CONSEQUENCE OF):					
C. DUE TO (OR AS A CONSEQUENCE OF):					
D. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH Depression					
41. MANNER OF DEATH		42. PREGNANT (IF FEMALE)		43. AUTOPSY	
				No	
				44. FINDINGS CONSIDERED	
				Yes	
				45. FINDINGS CONSIDERED	
				No	
				46. TOBACCO USE CONTRIBUTED TO DEATH	
				Unknown	
47. HOW INJURY OCCURRED					
48. DATE AND TIME OF INJURY Mar 28, 2017		49. INJURY AT WORK No		50. IF TRANSPORTATION INJURY, SPECIFY	
51. PLACE OF INJURY Home		52. LOCATION OF INJURY 140 Charlton Lane, Calera, AL			

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2017-228-233-0

April 17, 2017

Catherine M. Donald
Catherine Molchan Donald
State Registrar of Vital Statistics