

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 9 day of NOVEMBER, 2018.

GRANTOR:

Jennifer Luann Hughes as Personal Representative of the Estate of Victoria Ann Hughes (aka Vicky Hughes), Deceased (SEAL)

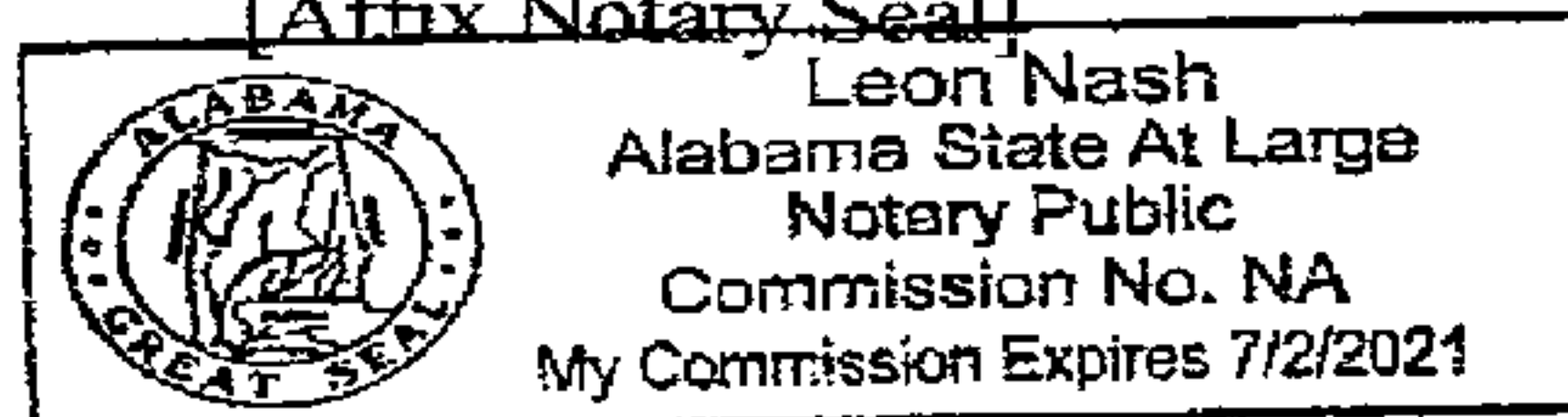
JENNIFER LUANN HUGHES, as Personal Representative of the Estate of VICTORIA ANN HUGHES (AKA VICKY HUGHES), Deceased

STATE OF ALABAMA
COUNTY OF SHELBY

I, LEON NASH, the undersigned Notary Public in and for said State and County, hereby certify that JENNIFER LUANN HUGHES, whose name as Personal Representative of the Estate of VICTORIA ANN HUGHES (AKA VICKY HUGHES), 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 personal representative and with full authority, executed the same voluntarily for and as the act of the estate on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]



This instrument was prepared by:

JENNIFER L. SHEA, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

The Grantee's address is:

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

SIGNATURE OF NOTARY PUBLIC

My commission expires: 07/02/21

When recorded, please mail to:

BECKY HEATHERLY
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
#147153-CONREX-15-AL

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 128A, ACCORDING TO THE RESURVEY OF STONEBRIAR PHASE 1, AS RECORDED IN MAP BOOK 38, PAGE 61, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 28 6 14 0 000 058.000

Commonly known as 121 Stonebriar Drive, Calera, AL 35040

Source of Title Deed Instrument: 20080512000193240.

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 Jennifer Luann Hughes, Persona
 Mailing Address Rep. Est. of Victoria Ann Hughes
 2322 Brook Manor Dr.
 Mountain Brook, AL 35223

Grantee's Name CONREX MASTER, LLC
 Mailing Address

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

Property Address 121 Stonebriar Drive
 Calera, AL 35040

Date of Sale 11/12/18

Total Purchase Price \$ 126,000.00

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 NOVEMBER 9, 2018

Print JENNIFER LUANN HUGHES PERSONAL REP

Sign Rep. Est. of Victoria Ann Hughes

Unattested

(verified by)

Print Form

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/19/2018 09:40:40 AM
 \$151.00 CHARITY
 20181119000407080

Allen S. Bayl