STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT JENNIFER LUANN HUGHES, Personal Representative of the Estate of VICTORIA ANN HUGHES (AKA VICKY HUGHES), deceased (herein, "Grantor"), whose address is 2322 Brook Manor Dr., Mountain Brook, AL 35223, for and in consideration of ONE HUNDRED TWENTY-SIX THOUSAND AND 00/100 Dollars (\$126,000.00) 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: 121 Stonebriar Drive, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20080512000193240

PROPERTY ID: 28 6 14 0 000 058.000

REAL PROPERTY TAX: \$_____ 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, casements, 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 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 $\frac{9}{1000}$ day of NOVEMBER, 2018.

20181119000407080 11/19/2018 09:40:40 AM DEEDS 2/4

GRANTOR:

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

Deccased

STATE OF ALABAMA
COUNTY OF SHELBY

I, LON MASIA , 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 Seall

Leon Nash
Alabama State At Large
Notary Public
Commission No. NA
My Commission Expires 7/2/2021

This instrument was prepared by:

JENNIFER L. SHEA, ESQ. 423 LITHIA PINECREST ROAD BRANDON, FL 33511 When recorded, please mail to:

SIGNATURE OF NOTARY PUBLIC

My commission expires: 07/02/2

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

18-013940 (LB)

	Real Estate	Sales Valid	ation Form		
This	Document must be filed in accor	rdance with Co	de of Alabama 19	975, Section 40-22-1	
Grantor's Name Mailing Address	Jennifer Luann Hughes, Persona Rep. Est. of Victoria Ann Hughes	Grantee's Name Mailing Address		CONREX MASTER, LLC	
	2322 Brook Manor Dr.	-		1505 King St. Ext., Suite 100	
	Mountain Brook, AL 35223	-		Charleston, SC 29405	
Property Address	121 Stonebriar Drive Calera, AL 35040	Total	Date of Sale	11/12/18 \$ 126,000.00	
		·	or	· · · · · · · · · · · · · · · · · · ·	
		Actual		\$	
		Assessor	or s Market Value	\$	
· · · · · · · · · · · · · · · · · · ·	e or actual value claimed on the ne) (Recordation of document		ice is not requir		
If the conveyance		rdation conta	ins all of the re	quired information referenced	
		Instructions			
	d mailing address - provide t ir current mailing address.	he name of t	he person or pe	ersons conveying interest	
Grantee's name ar to property is being	nd mailing address - provide is conveyed.	the name of t	he person or pe	ersons to whom interest	
Property address -	the physical address of the	property bein	g conveyed, if a	available.	
Date of Sale - the	date on which interest to the	property was	conveyed.		
	ce - the total amount paid for the instrument offered for re	-	e of the property	y, both real and personal,	
conveyed by the in	e property is not being sold, to strument offered for record. or the assessor's current ma	This may be	• • • •	n appraisal conducted by a	
excluding current uresponsibility of va	ded and the value must be designed and the value of the property luing property for property takes of Alabama 1975 § 40-22-1 (as determine x purposes w	ed by the local of	·	
accurate. I further		tements claii <u>75</u> § 40-22-1	ned on this form (h).	ed in this document is true and may result in the imposition	
Date November	9,288	Print BST 0	FYLCTORIA A	NN HUGBES	
Unattested		Sign Sign	1-Victoria	Mughes Alexand Res	
	(verified by)		(Grantor)/Grante	e/Owner/Agent) circle one	
	Pi	int Form		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

