

**20181206000426710**  
**12/06/2018 12:52:11 PM**  
**DEEDS 1/6**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT OMEGA REALTY HOLDINGS III, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 110 12th St. North, Birmingham, AL 35203, for and in consideration of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to OMEGA RESIDENTIAL HOLDINGS VIII, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 110 12th St. North, Birmingham, AL 35203, 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: SEE EXHIBIT A ATTACHED

SOURCE OF TITLE: SEE EXHIBIT A ATTACHED

PROPERTY ID: SEE EXHIBIT A ATTACHED

REAL PROPERTY TAX: \$                      due and payable by December 31<sup>st</sup> 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

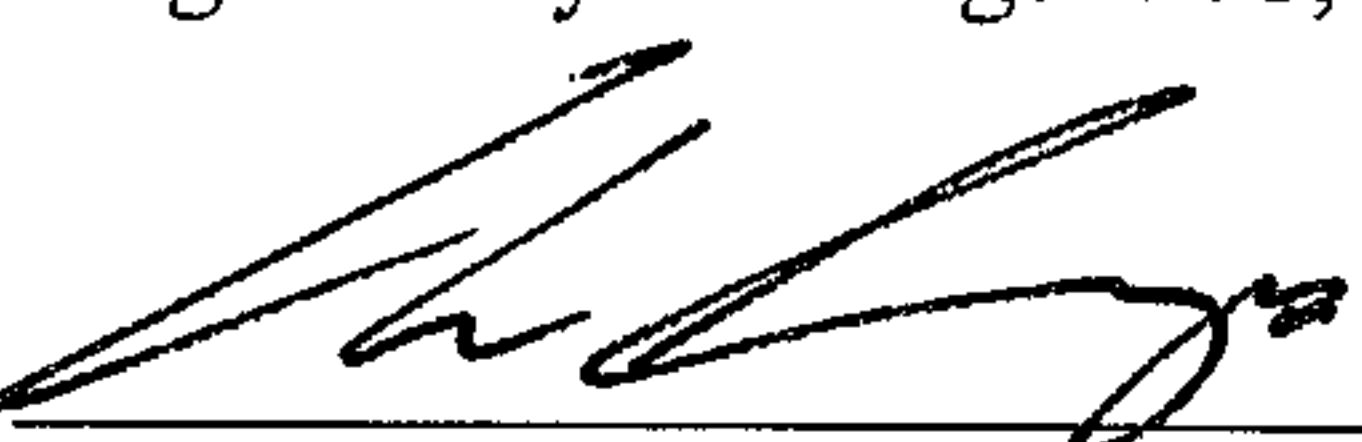
This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 14 day of November, 2018.

**GRANTOR:**

Omega Realty Holdings III, LLC, a  
Delaware limited liability company

By: Omega Realty Holdings LLC, Manager


By:  (SEAL)  
Printed Name: Lewis W. Cummings, III  
Title: Authorized Person

STATE OF Alabama  
COUNTY OF Jefferson

I, Danielle Bowling, the undersigned Notary Public in and for said State and County, hereby certify that Lewis W. Cummings, III, whose name as Authorized Person of Omega Realty Holdings LLC, Manager of Omega Realty Holdings III, LLC, a Delaware limited liability company, 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 officer and with full authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]

  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 9/13/22

**This instrument was prepared by:**

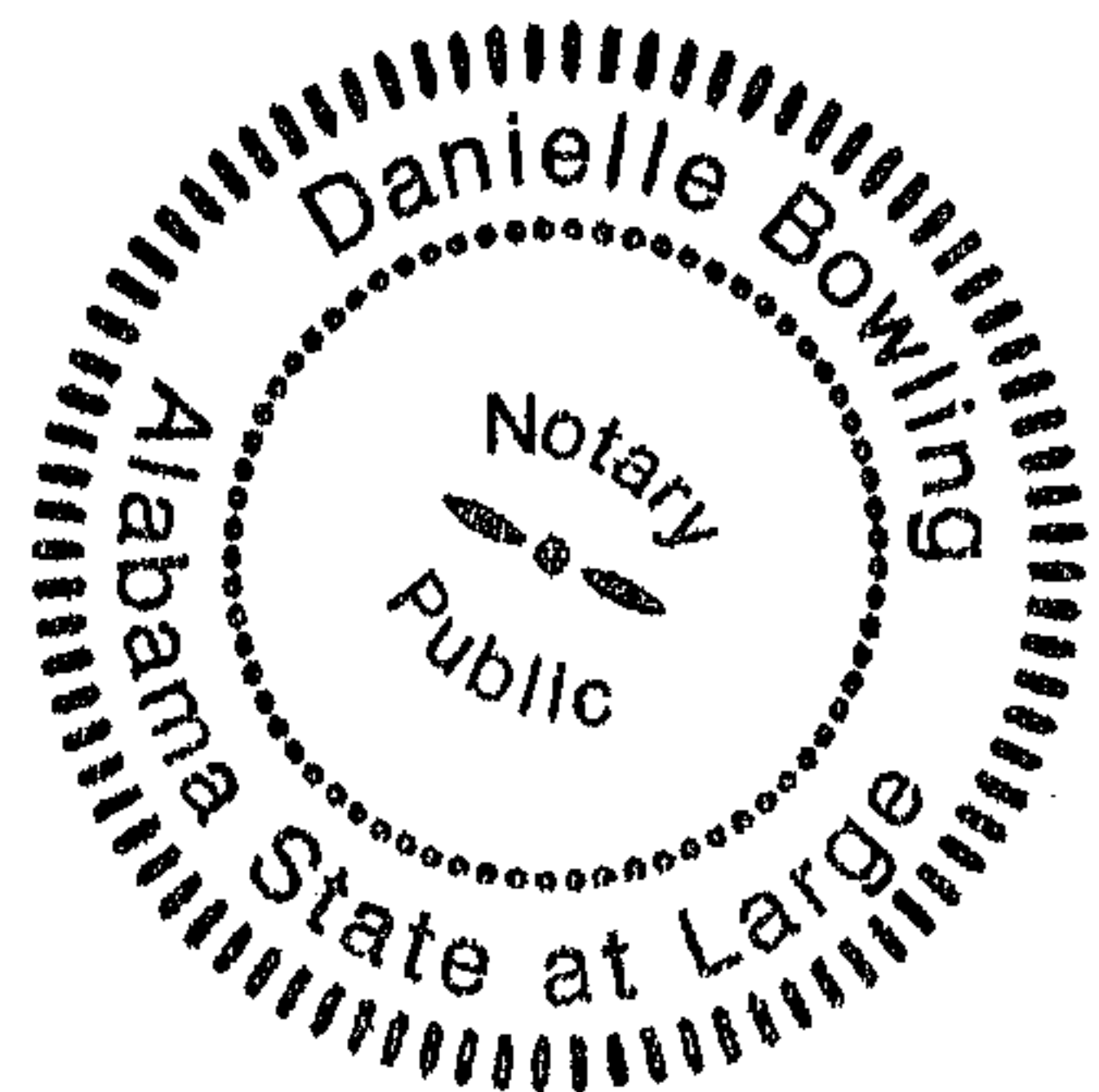
JENNIFER L. SHEA, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

**When recorded, please mail to:**

AMY JOHNSON  
OS NATIONAL, LLC  
2170 SATELLITE BOULEVARD, SUITE 200  
DULUTH, GA 30097  
#62668 (OMEGA VIII) 10.4

**The Grantee's address is:**

OMEGA RESIDENTIAL HOLDINGS VIII,  
LLC  
110 12TH ST. NORTH  
BIRMINGHAM, AL 35203



**EXHIBIT A**

[Legal Description]

Address : 1089 EMERALD RIDGE DR, CALERA, SHELBY,AL 35040  
Parcel Identification Number : 28-4-17-4-003-004.000  
Client Code : 62674

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 74, ACCORDING TO THE SURVEY OF EMERALD RIDGE, SECTOR II, A SINGLE FAMILY RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE 20181130000419960

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Address : 151 SOMMERSBY CIR, PELHAM, SHELBY,AL 35124  
Parcel Identification Number : 13-1-02-4-002-026.000  
Client Code : 62669

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 26, ACCORDING TO THE SURVEY OF SOMMERSBY TOWNHOMES AS RECORDED IN MAP BOOK 20, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE 20181130000419940

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Address : 157 SOMMERSBY CIR, PELHAM, SHELBY,AL 35124  
Parcel Identification Number : 13-1-02-4-002-029.000  
Client Code : 62670

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 29 ACCORDING TO THE SURVEY OF SOMMERSBY TOWNHOMES, AS RECORDED IN MAP BOOK 20, AT PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE 20181130000419950

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Address : 189 ADDISON DR, CALERA, SHELBY,AL 35040  
Parcel Identification Number : 28-4-17-1-003-056.000  
Client Code : 62671

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 211, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 35, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE 20181130000419970

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Address : 324 MAGGIE WAY, CALERA, SHELBY,AL 35040  
Parcel Identification Number : 28-5-16-2-001-034.000  
Client Code : 62672

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 32, ACCORDING TO THE SURVEY OF HAMPTON SQUARE, AS RECORDED IN MAP BOOK 42, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE 201811300000419990

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Address : 636 MERIWEATHER DR, CALERA, SHELBY,AL 35040  
Parcel Identification Number : 28-4-20-1-001-016.076  
Client Code : 62673

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 16, ACCORDING TO THE FINAL PLAT OF MERIWEATHER SECTOR 4, AS RECORDED IN MAP BOOK 29,PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE 20181130000420000

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Address : 721 CAHABA MANOR CT, PELHAM, SHELBY,AL 35124  
Parcel Identification Number : 13-1-12-2-004 028.000  
Client Code : 62668

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 17, AND THE SOUTH 5.7 FEET OF LOT 16, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWNHOMES, 3RD ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 158, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE 20181130000420010

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*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 OMEGA REALTY HOLDINGS III  
 Mailing Address 110 12th St. North  
 Birmingham, AL 35203

Grantee's Name OMEGA RESIDENTIAL HOLDINGS  
 Mailing Address VIII, LLC  
 110 12th St. North  
 Birmingham, AL 35203

Property Address ~~See Exhibit Attached~~

Date of Sale 11/14/2018

721 Cahaba Manor Ct, Pelham + 85,000  
 1089 Emerald Rdg Rd, Calera  
 151 Sommersby Cir, Pelham  
 157 Sommersby Cir, Pelham  
 189 Addison Dr., Calera + 126,800  
 324 Maggie Way, Calera  
 636 Menweather Dr, Calera + 119,400

Total Purchase Price \$ 147,900  
 -or-  
 Actual Value \$ 142,200  
 -or-  
 Assessor's Market Value \$ 152,300  
 146,600  
 930,200.00

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

Assessor's website

☐ 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 11-14-2018

Print Lewis W. Cummings, III

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/06/2018 12:52:11 PM  
 \$31.00 CHARITY  
 20181206000426710

Print Form

Form RT-1

Allen S. Boyd