

20181217000438880  
12/17/2018 09:13:19 AM  
DEEDS 1/11

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

<b>STATE OF ALABAMA</b>	)	Send Tax Notice to:
	)	Conrex Residential Property Group 2016-03
<b>COUNTY OF SHELBY</b>	)	Operating Company, LLC
		1505 King St. Ext., Suite 100
		Charleston, SC 29405

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**CONREX MASTER, LLC, a Delaware limited liability company**  
whose mailing address is **1505 King St. Ext., Suite 100, Charleston, SC 29405,**

(hereinafter referred to as "Grantor"), in hand paid by

**CONREX RESIDENTIAL PROPERTY GROUP 2016-03 OPERATING COMPANY, LLC, a**  
**Delaware limited liability company,**  
whose mailing address is **1505 King St. Ext., Suite 100, Charleston, SC 29405,**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "Property"), to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.**

**\$ 453,900.00** \_\_\_\_\_ **OF THE CONSIDERATION WAS DERIVED FROM**  
**THE MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**  
\_\_\_\_\_

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.

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**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

**This conveyance is made subject to the following:**

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

**IN WITNESS WHEREOF**, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of November 13, 2018.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -  
SIGNATURE PAGE FOLLOWS]

**GRANTOR:**

**CONREX MASTER, LLC**, a Delaware limited liability company

By: \_\_\_\_\_  
Name: Eric Phillipps  
Its: Vice President

STATE OF New York )  
COUNTY OF New York )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Eric Phillipps, whose name as Vice President of Conrex Master, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 7 day of November, 2018.

Holly F. Berger  
Notary Public

AFFIX SEAL

My commission expires: 04042022

**HOLLY F. BERGER**  
Notary Public, State of New York  
No. 01BE5025860  
Qualified in New York County  
Commission Expires April 4, 2022

**This document prepared by: 20181217000438880 12/17/2018 09:13:19 AM DEEDS 4/11**  
**Robert R. Sexton**  
**Maynard Cooper Gale**  
**1901 Sixth Avenue North**  
**2400 Regions Harbert Plaza**  
**Birmingham, Alabama 35203**

# EXHIBIT “A”

# PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	35760-D7	104 OLD BROOK PLACE	BIRMINGHAM	AL	35242	SHELBY
2	35030-D7	140 CHARLTON LN	CALERA	AL	35040	SHELBY
3	32662-D7	184 CEDAR BEND DRIVE	HELENA	AL	35080	SHELBY
4	35563-D7	328 CAMDEN COVE	CALERA	AL	35040	SHELBY
5	32911-D7	5207 BROKEN BOW LN	BIRMINGHAM	AL	35242	SHELBY

# LEGAL DESCRIPTIONS



**EXHIBIT A-1**

STREET ADDRESS: 104 OLD BROOK PLACE, BIRMINGHAM, AL 35242

COUNTY: SHELBY

CLIENT CODE: 35760-D7

TAX PARCEL ID/APN: 09 3 05 0 005 049.000

LOT 49, ACCORDING TO THE SURVEY OF OLD BROOK PLACE, AS RECORDED IN MAP BOOK 19, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-2**

STREET ADDRESS: 140 CHARLTON LN, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 35030-D7

TAX PARCEL ID/APN: 22 9 31 1 004 011.000

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.

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**EXHIBIT A-3**

STREET ADDRESS: 184 CEDAR BEND DRIVE, HELENA, AL 35080

COUNTY: SHELBY

CLIENT CODE: 32662-D7

TAX PARCEL ID/APN: 13 8 27 2 001 001.031

LOT 27, IN BLOCK 2, ACCORDING TO THE SURVEY OF CEDAR BEND, PHASE I, AS RECORDED IN MAP BOOK 17, PAGE 139, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA.

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**EXHIBIT A-4**

STREET ADDRESS: 328 CAMDEN COVE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 35563-D7

TAX PARCEL ID/APN: 28 5 16 2 002 065.000

LOT 297, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 1, AS RECORDED IN MAP BOOK 25, PAGE 33 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-5**

STREET ADDRESS: 5207 BROKEN BOW LN, BIRMINGHAM, AL 35242

COUNTY: SHELBY

CLIENT CODE: 32911-D7

TAX PARCEL ID/APN: 10 1 12 0 001 008.066

LOT 11, BLOCK 4, ACCORDING TO THE SURVEY OF BROKEN BOW, AS RECORDED IN MAP BOOK 7 PAGE 145 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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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 CONREX MASTER, LLC  
 Mailing Address \_\_\_\_\_  
1505 King St. Ext., Ste. 100  
Charleston, SC 29405

Grantee's Name Conrex Residential Property Group  
 Mailing Address 2016-03 Operating Company, LLC  
1505 King St. Ext., Ste. 100  
Charleston, SC 29405

Property Address \_\_\_\_\_  
SEE EXHIBIT "A"  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ 914,000.00  
 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 11/7/18

Print ERIC PHILLIPPS

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/17/2018 09:13:19 AM  
 \$505.50 CHARITY  
 20181217000438880

*Eric S. Boyd*