

20190212000045590  
02/12/2019 01:13:56 PM  
DEEDS 1/14

**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.**

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

Send Tax Notice to:  
Conrex Residential SMA I 2018-01 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 SMA I 2018-01 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.**

\_\_\_\_\_  
\$ 1,497,258.00 **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.

AL \_SHELBY - CONREX MASTER, LLC - DEED

**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 January 22, 201<sup>9</sup>.

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

**GRANTOR:**

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

By: **CONNOREX-LUCINDA, LLC**, a South Carolina limited liability company, its Manager

By: \_\_\_\_\_  
Name: Eric Phillipps  
Its: Manager

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 Manager of CONNOREX-LUCINDA, LLC, a South Carolina limited liability company, which entity is the Manager 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 14 day of January, 14.

Christina Marie Londono  
Notary Public

AFFIX SEAL

My commission expires: 06-12-2021

CHRISTINA MARIE LONDONO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01LO6360096  
Qualified In Suffolk County  
My Commission Expires 06-12-2021

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**This document prepared by:**

**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	34055-ML-1	112 HIDDEN TRACE CT	MONTEVALLO	AL	35115	SHELBY
2	34480-ML-1	181 DAVENTRY DR	CALERA	AL	35040	SHELBY
3	32526-ML-1	254 IVY HILLS CIR	CALERA	AL	35040	SHELBY
4	33127-ML-1	432 WATERFORD DR	CALERA	AL	35040	SHELBY
5	34019-ML-1	501 WARRIOR DR	ALABASTER	AL	35007	SHELBY
6	34376-ML-1	520 UNION STATION PL	CALERA	AL	35040	SHELBY
7	34377-ML-1	524 UNION STATION PLACE	CALERA	AL	35040	SHELBY
8	34378-ML-1	528 UNION STATION PLACE	CALERA	AL	35040	SHELBY
9	32986-ML-1	1023 KERRY DRIVE	CALERA	AL	35040	SHELBY
10	32989-ML-1	1210 SAVANNAH LN	CALERA	AL	35040	SHELBY

## LEGAL DESCRIPTIONS



**EXHIBIT A-1**

STREET ADDRESS: 112 HIDDEN TRACE CT, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: 34055-ML-1

TAX PARCEL ID/APN: 23 7 35 0 007 004.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 4, ACCORDING TO THE PLAT OF THE LAKES AT HIDDEN FOREST, PHASE I, AS RECORDED IN MAP BOOK 36, PAGE 115, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. EXCEPTING THEREFROM ALL INTERESTS IN AND TO ALL OIL, GAS AND OTHER MINERALS, IN ON AND/OR UNDER SAID PROPERTY AND ALL RIGHTS IN CONNECTION THEREWITH WHICH MAY HAVE BEEN GRANTED, RESERVED OR RELEASED TO OTHERS.

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**EXHIBIT A-2**

STREET ADDRESS: 181 DAVENTRY DR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 34480-ML-1

TAX PARCEL ID/APN: 28 3 05 1 003 044.000

LOT 18 ACCORDING TO THE SURVEY OF DAVENTRY SECTOR II PHASE II AS RECORDED IN MAP BOOK 29, PAGE 32, SHELBY COUNTY, ALABAMA RECORDS.

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**EXHIBIT A-3**

STREET ADDRESS: 254 IVY HILLS CIR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 32526-ML-1

TAX PARCEL ID/APN: 28 6 14 0 000 003.020

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 103, ACCORDING TO THE AMENDED MAP OF OLD IVY SUBDIVISION PHASE 1, AS RECORDED IN MAP BOOK 36, PAGE 5A AND 5B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-4**

STREET ADDRESS: 432 WATERFORD DR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 33127-ML-1

TAX PARCEL ID/APN: 22 8 34 4 002 007.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 389, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-5**

STREET ADDRESS: 501 WARRIOR DR, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 34019-ML-1

TAX PARCEL ID/APN: 23 2 10 4 006 001.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 1, ACCORDING TO THE SURVEY OF PARK PLACE, AS RECORDED IN MAP BOOK 15, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-6**

STREET ADDRESS: 520 UNION STATION PL, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 34376-ML-1

TAX PARCEL ID/APN: 28 3 06 0 008 035.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 87, ACCORDING TO THE SURVEY OF UNION STATION PHASE II, AS RECORDED IN MAP BOOK 41, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-7**

STREET ADDRESS: 524 UNION STATION PLACE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 34377-ML-1

TAX PARCEL ID/APN: 28 3 06 0 008 034.000

LOT 86, ACCORDING TO THE SURVEY OF UNION STATION PHASE II, AS RECORDED IN MAP BOOK 41, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-8**

STREET ADDRESS: 528 UNION STATION PLACE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 34378-ML-1

TAX PARCEL ID/APN: 28 3 06 0 008 033.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOTS 85, ACCORDING TO THE SURVEY OF UNION STATION PHASE II, AS RECORDED IN MAP BOOK 41, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-9**

STREET ADDRESS: 1023 KERRY DRIVE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 32986-ML-1

TAX PARCEL ID/APN: 28 5 16 2 010 014.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 43, ACCORDING TO THE MAP AND SURVEY OF KINSALE GARDEN HOMES, 1ST SECTOR AS RECORDED IN MAP BOOK 34, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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EXHIBIT A-10

STREET ADDRESS: 1210 SAVANNAH LN, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 32989-ML-1

TAX PARCEL ID/APN: 22 9 31 4 002 059.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 59, ACCORDING TO THE AMENDED MAP SAVANNAH POINTE SECTOR IX, AS RECORDED IN MAP BOOK 37, PAGE 51 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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20190212000045590 02/12/2019 01:13:56 PM DEEDS 14/14  
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 SMA I 2018  
Mailing Address -01 OPERATING COMPANY, LLC  
1505 King St. Ext., Ste. 100  
Charleston, SC 29405

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

Date of Sale 1/22/19  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 1,721,000.00  
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 1/22/2019

Print Eric Phillipps

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  
02/12/2019 01:13:56 PM  
\$278.00 CHARITY  
20190212000045590

Print Form

Form RT-1

*Allen S. Byrd*