

SEND TAX NOTICE TO:
Conrex Master, LLC
1505 King Street Ext, Ste 100
Charleston, SC 29405

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATUTORY

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Ninety Nine Thousand, Five Hundred Dollars and no/100s (\$99,500.00)** the amount of which can be verified by the Tax Assessors Value to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **AlaVest, LLC** an Alabama Limited Liability Company , whose address is 429 Lorna Square, Hoover, Alabama 35216 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Conrex Master, LLC**, a Delaware Limited Liability Company, whose address is 1505 King Street Ext, Ste 100, Charleston, SC 29405 (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama and having a property address known as 117 Cambridge Pointe Circle, Alabaster, Al 35007 to wit:

LOT 30, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, FIRST SECTOR, AS RECORDED IN MAP BOOK 17; PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Subject to all rights of redemption from that certain foreclosure deed dated 1/29/19 and recorded in Instrument # 20190215000049900

To Have and To Hold to unto said Grantee, its successors and/or assigns.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of Feb, 2019

AlaVest, LLC

By Jessica Vutch
Its Authorized Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, a Notary Public in and for said county in said state, hereby certify that Jessica Vutch, the authorized member of AlaVest, LLC, An Alabama Limited Liability Company whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/her in his/her capacity as Authorized Member executed the same voluntarily and with full authority on behalf of the Company.

WITNESS my hand and official seal in the county and state aforesaid this the 22 day of Feb, 2019

My Commission 10/31/2020
Expires:

[Signature]
Notary Public

(S E A L)

This instrument was prepared by:



Jack R. Thompson, Jr., Esq.
The Law Office of Jack R. Thompson, Jr., LLC
1 Perimeter Park South, Ste 100 N
Birmingham, Al 35243
(205) 443-9027

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name AlaVest, LLC
 Mailing Address 429 Loma Square,
Hoover, AL 35216

Grantee's Name Conrex Master, LLC
 Mailing Address 1505 King Street, Suite 100
Charleston, SC 29405

Property Address 117 Cambridge Point Circle,
Alabaster, AL 35007

Date of Sale 2-22-19
 Total Purchase Price \$ ~~\$104,000.00~~ \$99,500.00

or
 Actual Value \$ 5

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 2-22-19

Print Jessica Veitels

Sign Jessica Veitels

(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
 03/04/2019 09:22:15 AM
 \$120.50 CHERRY
 20190304000067230

(verified by)

Allen S. Bayl