

**20190319000088230**  
**03/19/2019 02:16:33 PM**  
**DEEDS 1/4**

STATE OF ALABAMA

COUNTY OF SHELBY

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT CASSIE R. GIPSON, an unmarried woman (herein, "Grantor"), whose address is 806 Stoneridge Drive, Helena, AL 35080, for and in consideration of ONE HUNDRED THIRTY-NINE THOUSAND AND 00/100 Dollars (\$139,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CONREX MASTER, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 1505 King Street 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:** 1045 Wyndham Lane, Helena, AL 35080

**SOURCE OF TITLE:** Instrument Number 20170110000008180

**PROPERTY ID:** 13 5 21 4 005 080.000

REAL PROPERTY TAX: \$ 10 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.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, 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 7<sup>th</sup> day of March, 2019.

GRANTOR:

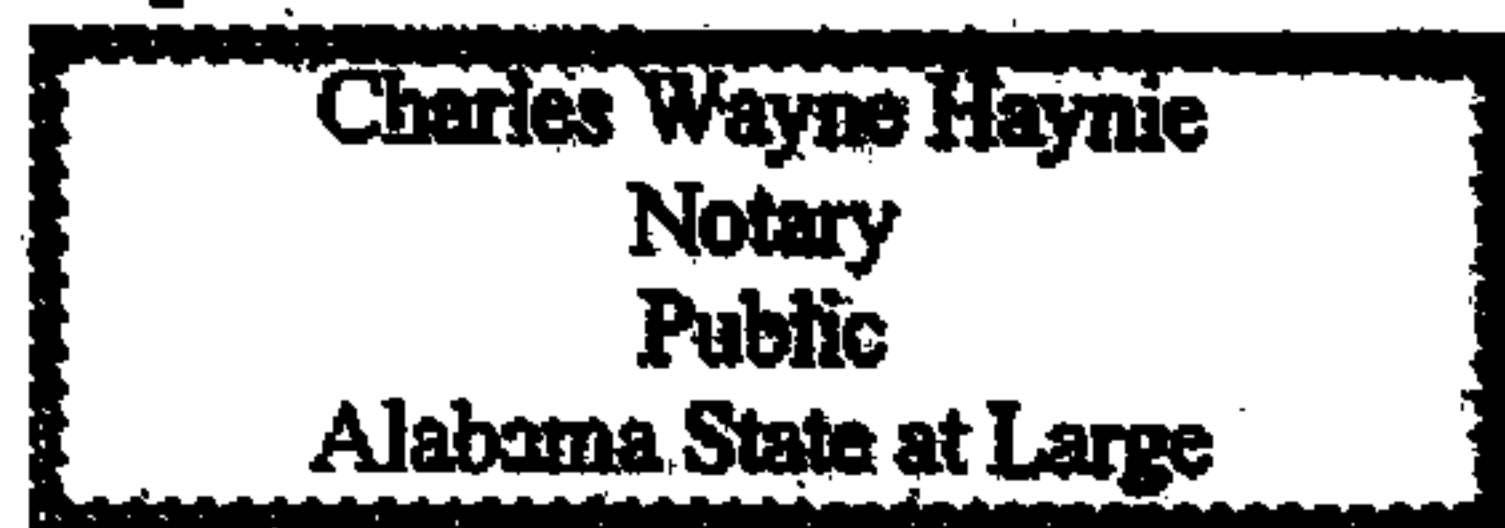
Cassie R. Gipson (SEAL)  
Cassie R. Gipson

STATE OF Alabama  
COUNTY OF Jefferson

I, Charles Wayne Haynie, the undersigned Notary Public in and for said State and County, hereby certify that Cassie R. Gipson, an unmarried woman, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of March, 2019.

[Affix Notary Seal]



Charles Wayne Haynie  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 10-19-2019

This instrument was prepared by:

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

When recorded, please mail to:

KERRI LEONARD  
OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD  
BUILDING 700, SUITE 400  
DULUTH, GA 30096  
FILE NO.: 165841-15-CONREX-AL-2

The Grantee's address is:

CONREX MASTER, LLC  
1505 KING STREET 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 80, ACCORDING TO THE SURVEY OF WYNDHAM WILKERSON SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 13 5 21 4 005 080.000

Commonly known as 1045 Wyndham Lane, Helena, AL 35080

*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 Cassie R. Gipson  
 Mailing Address 806 Stoneridge Drive  
Helena, AL 35080

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

Property Address 1045 Wyndham Lane  
Helena, AL 35080

Date of Sale 3/11/19  
 Total Purchase Price \$ 139,000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/19/2019 02:16:33 PM  
 \$163.00 CHERRY  
 20190319000088230

*Allen S. Byrd*

or  
 Actual Value \$ \_\_\_\_\_

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 3-7-19

Print Cassie R. Gipson

Unattested

Sign Cassie R. Gipson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1