

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 28 day of March, 2019

GRANTOR:

WESTERN PROPERTIES, LLC

By: _____ (SEAL)

Printed Name: Jason E Spinks

Title: Managing Member

STATE OF _____
COUNTY OF _____

Alabama
Shelby

I, John Caldwell, Jr, the undersigned Notary Public in and for said State and County, hereby certify that Jason E Spinks, whose name as Managing Member of WESTERN PROPERTIES, LLC, 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]

John Caldwell, Jr
SIGNATURE OF NOTARY PUBLIC

My commission expires: My Commission Expires
01/22/2020

This instrument was prepared by:

RAVEN PERRY-BEACH, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

GEORGE GRIST
OS NATIONAL, LLC
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
FILE NO. 167780-15-CONREX-AL

The Grantee's address is:

CONREX HOMES, LLC
1505 KING STREET EXT., SUITE 100
CHARLESTON, SC 29405

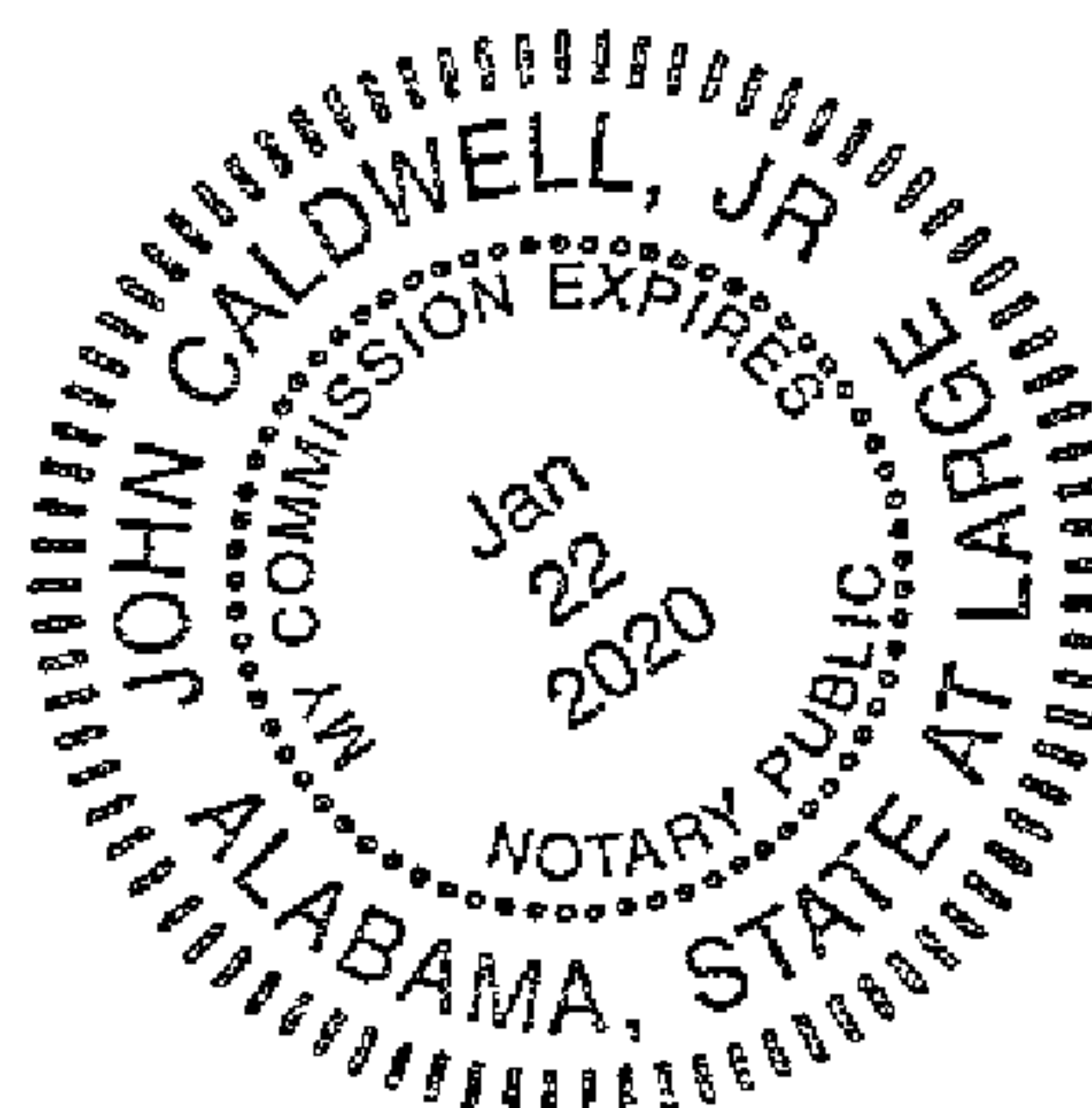


EXHIBIT A

[Legal Description]

MORE COMMONLY KNOWN AS: 18 Monte Verde Lane, Montevallo, AL 35115

TAX PARCEL ID/APN: 23-7-35-0-003-044.000

LOT 18, ACCORDING TO THE SURVEY OF MONTE VERDE, AS RECORDED IN MAP BOOK 6, PAGE 66,
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 WESTERN PROPERTIES, LLC
Mailing Address
3360 Davey Allison Blvd.
Bessemer, AL 35023

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

Property Address 18 Monte Verde Lane
Montevallo, AL 35115

Date of Sale 3/28/19
Total Purchase Price \$ 136,000.00
or
Actual Value \$

20190402000105480 04/02/2019 01:32:13 PM DEEDS 4/4 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 3/28/19

Print JASON E. PRITCHETT
Sign 

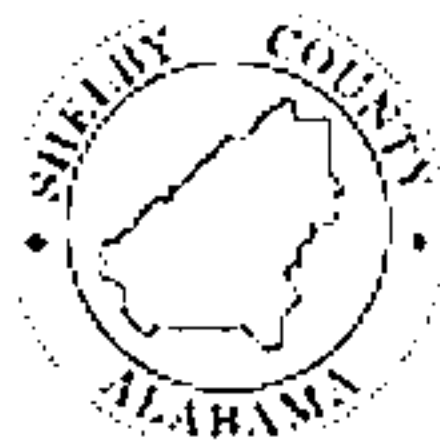
Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2019 01:32:13 PM
\$159.00 CHERRY
20190402000105480

Allen S. Byrd