

20190403000106920
04/03/2019 11:06:52 AM
DEEDS 1/10

**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)	Send Tax Notice to:
)	Rex Residential Property Owner A, LLC
COUNTY OF SHELBY)	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

REX RESIDENTIAL PROPERTY OWNER A, LLC, 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"; the Property having a property address of and described on Exhibit A attached hereto and incorporated herein, and an **Assessor's Market Value of \$166,100.00**, as can be verified by the records of the **SHELBY** County, Alabama Revenue Commissioner/Tax Assessor, Parcel Nos. described on Exhibit A attached hereto and incorporated herein, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

**\$120,700.00 OF THE CONSIDERATION TO THE GRANTOR WAS PAID
FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED
SIMULTANEOUSLY HEREWITH.**

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 March 22, 2019.

**[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 SC)
COUNTY OF Charleston)

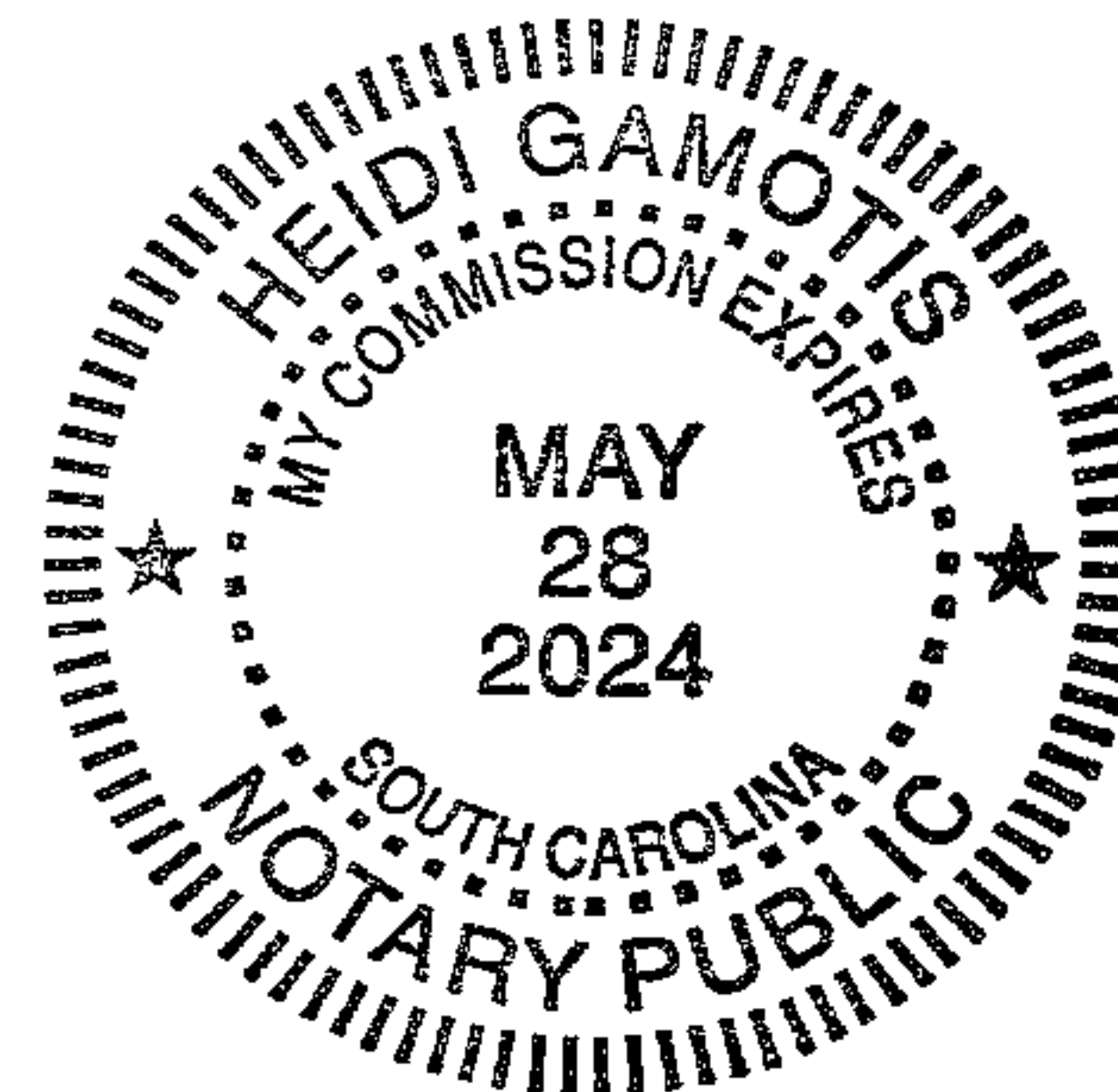
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Eric Phillipps, whose name as Manager of CONNOREX-LUCINDA LLC, a South Carolina limited liability company, which entity is the Manager of CONREX MASTER, LLC, a Delaware limited liability company, is 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 19 day of March, 2019.

Heidi Gamotis
Notary Public

AFFIX SEAL

My commission expires: 28 May 2024



This document prepared by:

Timothy Davis, Esq.

Sirote & Permutt, P.C.

2311 Highland Avenue South (35205)

P. O. Box 55727

Birmingham, Alabama 35255-5727

EXHIBIT “A”

PROPERTY SCHEDULE

20190403000106920 04/03/2019 11:06:52 AM DEEDS 7/10

Count	File Number	Address	City	State	Zip	County
1	36430-F2.D6	824 ROUNDHILL RD	PELHAM	AL	35124	SHELBY

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 824 ROUNDHILL RD, PELHAM, AL 35124

COUNTY: SHELBY

CLIENT CODE: 36430-F2.D6

TAX PARCEL ID/APN: 13 1 11 1 001 013.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 12, BLOCK 3, ACCORDING TO THE CAHABA VALLEY ESTATES, 6TH SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 25, SHELBY COUNTY, ALABAMA RECORDS.

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 Rex Residential Property Owner A,
Mailing Address LLC
1505 King St. Ext., Ste. 100
Charleston, SC 29405

Property Address See Exhibit "A"

Date of Sale 3/22/19
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 166,100.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2019 11:06:52 AM
\$87.50 CHARITY
20190403000106920

Allen S. Bayl

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 3-19-19

Print Eric Phillips

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1