

20190510000158570
05/10/2019 08:23:09 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:
)	Conrex Residential Property Group 2016-03
COUNTY OF SHELBY)	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 PROPERTY GROUP 2016-03 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.

\$ 120,244.20 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 - CONREX MASTER, LLC - AD11 - SWD

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 April 18, 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: [Signature]
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 4 day of APRIL, 2019.

[Signature]
Notary Public

AFFIX SEAL

My commission expires: 04042022

HOLLY F. BERGER
Notary Public, State of New York
No. 01BE5025860
Qualified in New York County
Commission Expires April 4, 2022

20190510000158570 05/10/2019 08:23:09 AM DEEDS 4/10

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	28775-D11	1156 DEARING DOWNS DR	HELENA	AL	35080	SHELBY

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1156 DEARING DOWNS DR, HELENA, AL, 35080

COUNTY: SHELBY

CLIENT CODE: 28775-D11

TAX PARCEL ID/APN: 28 6 23 0 000 091.000

LOT 2, ACCORDING TO THE SURVEY OF DEARING DOWNS, 7TH ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 177, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2 OF DEARING DOWNS SUBDIVISION, 7TH ADDITION AS RECORDED AT THE SHELBY COUNTY PROBATE RECORDS IN MAP BOOK 9, PAGE 177, RUN THENCE NORTH 0 DEGREES 01 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2 FOR 166.77 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 74 DEGREES 12 MINUTES EAST FOR 51.97 FEET TO THE NORTH RIGHT OF WAY LINE OF DEARING DOWNS DRIVE; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG SAID NORTH RIGHT OF WAY AND A CURVE TO THE LEFT, HAVING A RADIUS OF 821.94 FEET FOR AN ARC LENGTH OF 30.19 FEET; RUN THENCE SOUTH 74 DEGREES 12 MINUTES WEST FOR 72.72 FEET TO THE EAST LINE, OF SAID LOT 2; RUN THENCE SOUTH 0 DEGREES 01 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE FOR 17.0 FEET TO THE POINT OF BEGINNING; SAID LAND BEING IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA.

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 Property Group
 Mailing Address 2016-03 Operating Company, LLC
1505 King St. Ext., Ste. 100
Charleston, SC 29405

Property Address _____
SEE EXHIBIT "A"

Date of Sale 4/18/19
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 220,000.00

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).

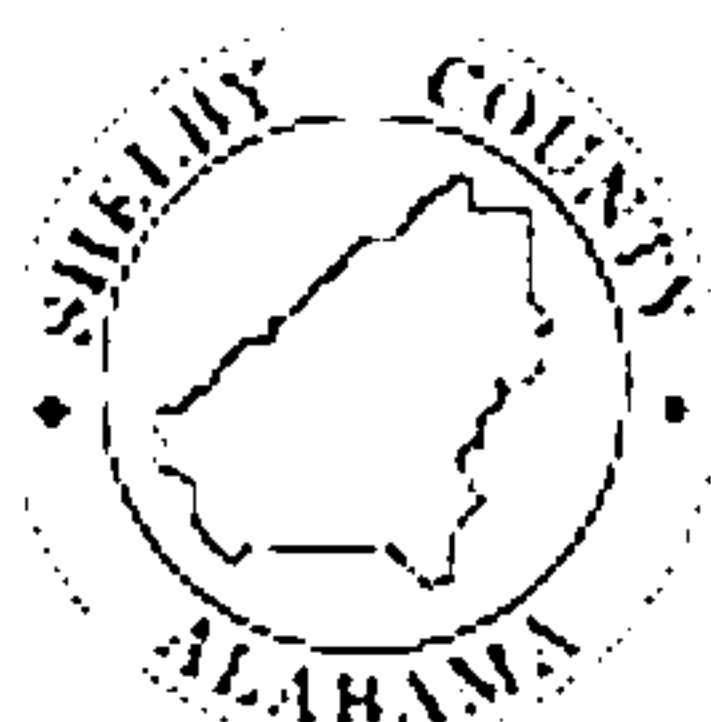
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/18/19

Print ERIC PHILLIPPS

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County Clerk
 Shelby County, AL
 05/10/2019 08:23:09 AM
 \$142.00 CATHY
 20190510000158570

Print Form

Allen S. Bayl

Form RT-1