

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT OMEGA REALTY HOLDINGS III, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 3545 Lorna Ridge Drive, Hoover, AL 35216, for and in consideration of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to OMEGA RESIDENTIAL HOLDINGS IX, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 3545 Lorna Ridge Drive, Hoover, AL 35216, 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: SEE ATTACHED EXHIBIT.

SOURCE OF TITLE: SEE ATTACHED EXHIBIT.

PROPERTY ID: SEE ATTACHED EXHIBIT.

REAL PROPERTY TAX: \$_____ due and payable by December 31st 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.

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

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 10 day of May, 2019.

GRANTOR:

OMEGA REALTY HOLDINGS III, LLC, a
Delaware limited liability company

By: [Signature] (SEAL)
Printed Name: Lewis W. Cummings, III
Title: Authorized Person

STATE OF Alabama
COUNTY OF Jefferson

I, Danielle Bowling, the undersigned Notary Public in and for said State and County, hereby certify that Lewis W. Cummings, III, whose name as Authorized Person of OMEGA REALTY HOLDINGS III, LLC, a Delaware limited liability company, 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]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/13/22

This instrument was prepared by:

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

When recorded, please mail to:

AMY JOHNSON
OS NATIONAL, LLC
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
10.4 COREVEST OMEGA IX

The Grantee's address is:

OMEGA RESIDENTIAL HOLDINGS IX,
LLC
3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

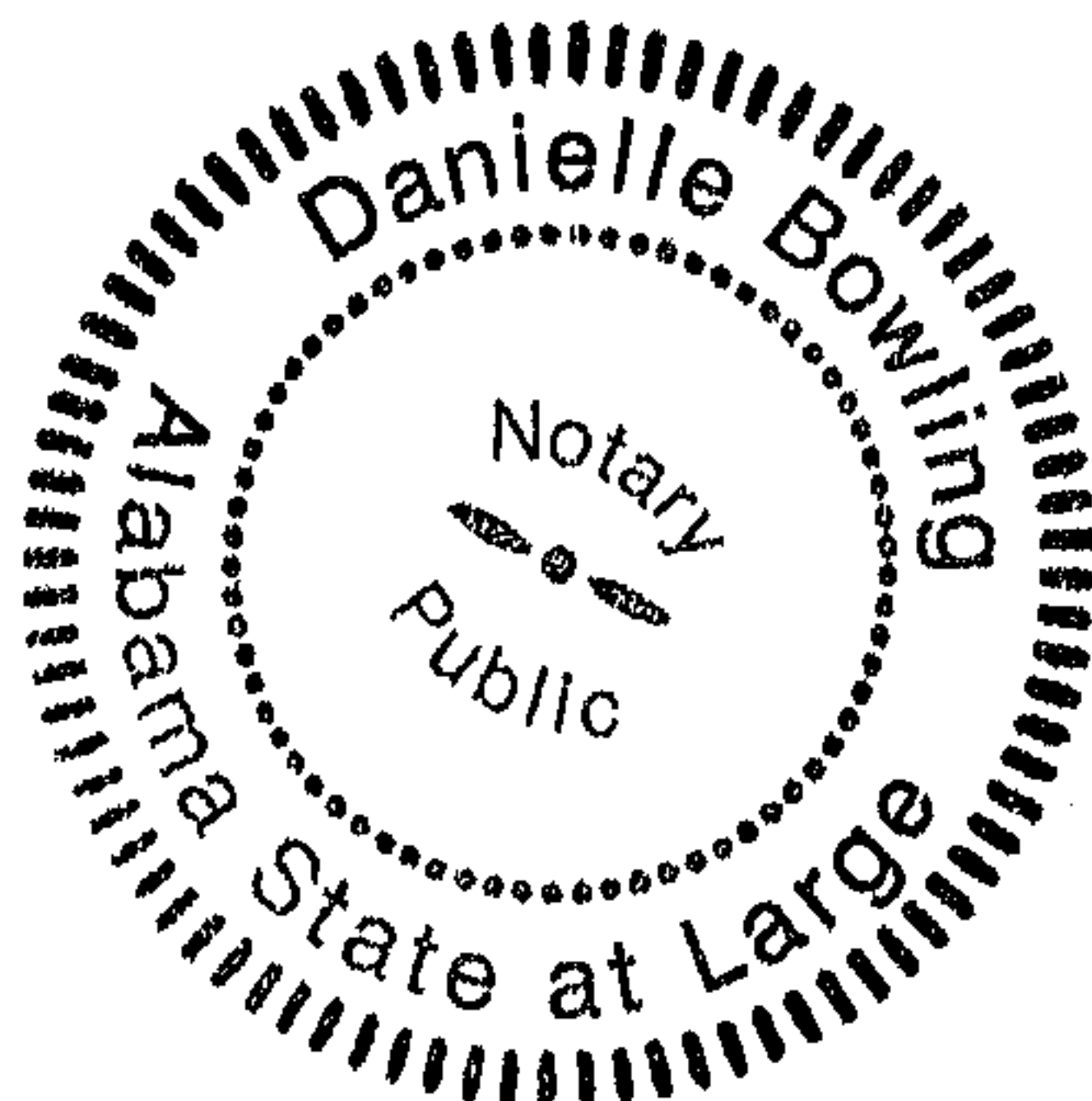


EXHIBIT A

[Legal Description]

Address : 118 CEDAR BEND DR, HELENA, SHELBY, AL 35080-3326
Parcel Identification Number : 13 8 27 2 001 001.008
Client Code : 64298

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 6, BLOCK 1, ACCORDING TO THE SURVEY OF CEDAR BEND, PHASE I, AS RECORDED IN MAP BOOK 17, PAGE 139, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE DEED INSTRUMENT: 20181018000368290.

Address : 2146 VILLAGE LN, CALERA, SHELBY, AL 35040-5618
Parcel Identification Number : 22 7 35 2 007 051.000
Client Code : 64304

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 285, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 5, PHASE 3, AS RECORDED IN MAP BOOK 37, PAGE 65, IN THE PROBATE OFFICE IF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE DEED INSTRUMENT: 20181214000438040

Address : 2154 VILLAGE LN, CALERA, SHELBY, AL 35040-5618
Parcel Identification Number : 22 7 35 1 004 022.000
Client Code : 64305

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 287 ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 5 PHASE 3 AS RECORDED IN MAP BOOK 37 PAGE 65 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SOURCE OF TITLE DEED INSTRUMENT: 20181219000444040

Address : 41 DANA DR, MONTEVALLO, SHELBY, AL 35115-5001
Parcel Identification Number : 27-4-17-0-000-016.016
Client Code : 64272

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 24, ACCORDING TO THE MAP OF RIPPLE CREEK ESTATES, PHASE II, AS RECORDED IN MAP BOOK 14, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY.

SOURCE OF TITLE DEED INSTRUMENT: 20181018000368330.

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 OMEGA REALTY HOLDINGS I
Mailing Address 3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

Grantee's Name Omega Residential Holdings IX, LLC
Mailing Address 3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

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Property Address 118 Cedar Bend Dr, Helena
2146 Village Ln, Calera
2154 Village Ln, Calera
41 Dana Dr, Montevallo

Date of Sale _____
Total Purchase Price \$ 0.00
or
Actual Value \$ 433,320.00
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 Assessor

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 5/10/19

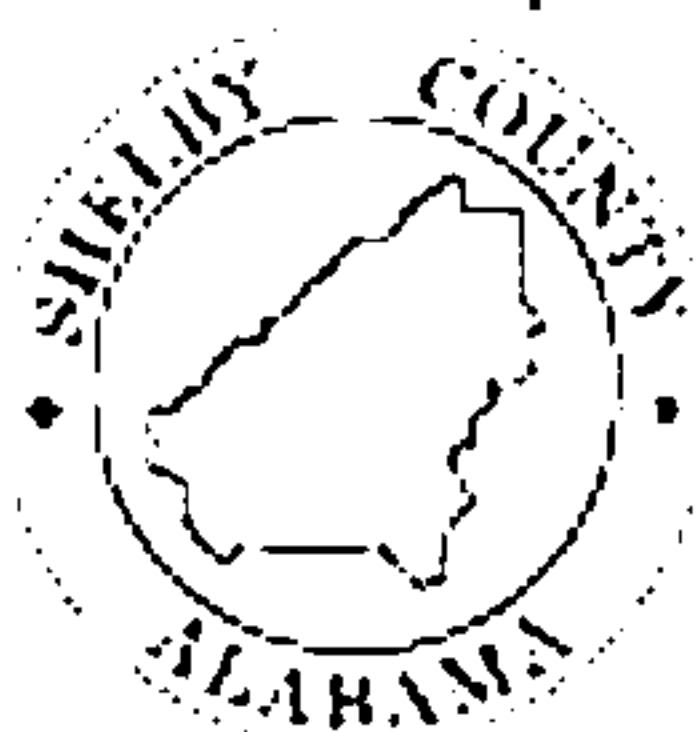
Print Lewis W. Cunningham, Jr.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL (verified by)
05/31/2019 09:26:56 AM
\$76.50 JESSICA
20190531000187230

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Allen S. Bayl