

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT OMEGA REALTY HOLDINGS IV, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 110 12th Street North, Birmingham, AL 35203, for and in consideration of ZERO AND 00/100 Dollars (\$0.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to OMEGA RESIDENTIAL HOLDINGS X, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 110 12th Street North, Birmingham, AL 35203, 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 "A"

SOURCE OF TITLE: Instrument Number Exhibit A, Deed Book , Page

PROPERTY ID: SEE ATTACHED EXHIBIT "A"

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 24 day of October, 2019.

GRANTOR:

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

BY: OMEGA REALTY HOLDINGS
MANAGER, LLC, ITS MANAGER

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 IV, LLC, a Delaware limited liability company, Manager of OMEGA REALTY HOLDINGS IV, 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
REF: OMEGA X SHELBY

The Grantee's address is:

OMEGA RESIDENTIAL HOLDINGS X,
LLC
110 12TH STREET NORTH
BIRMINGHAM, AL 35203

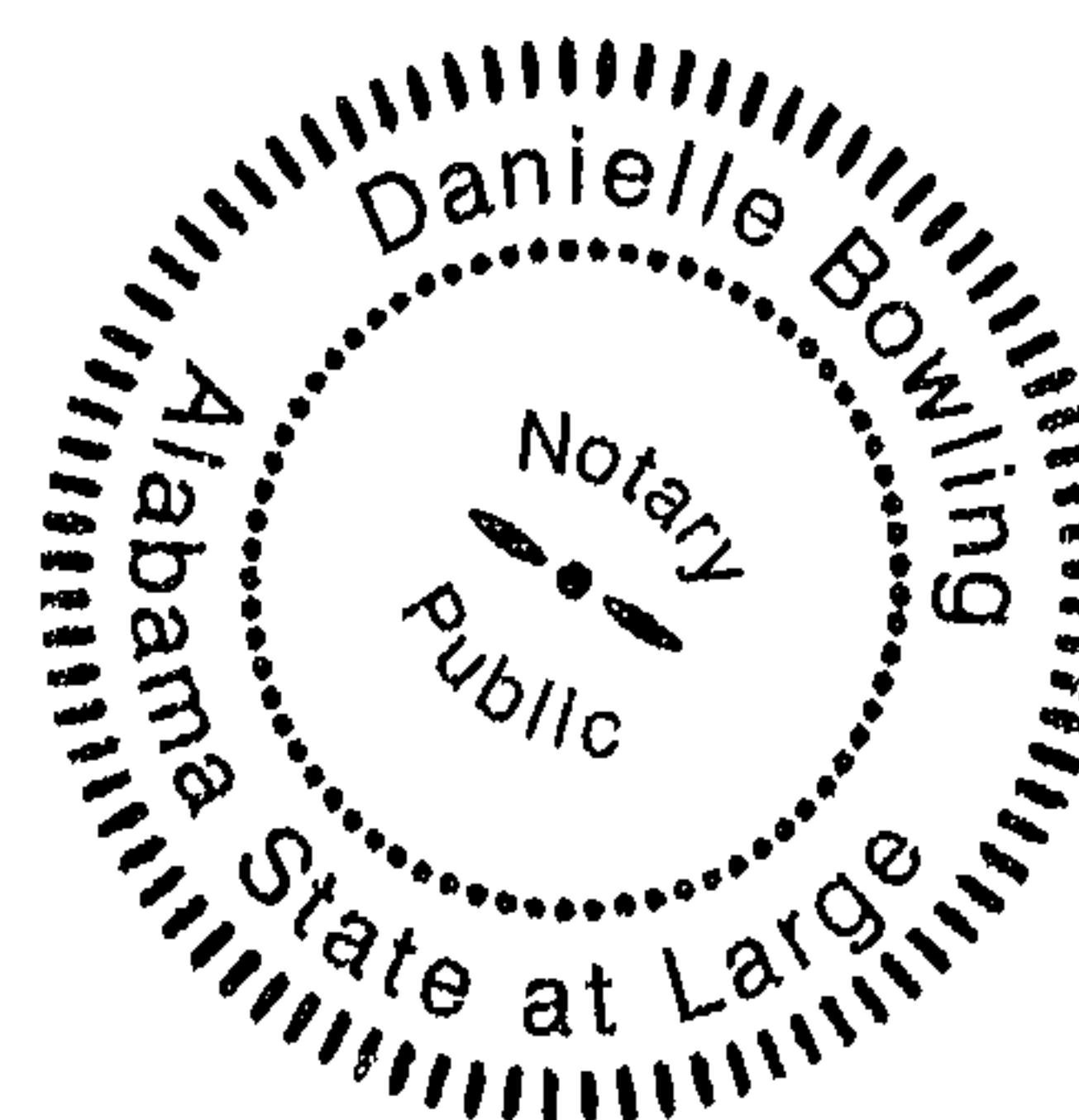


EXHIBIT A

[Legal Description]

Address: 100 Patriot Point Dr, Montevallo, AL 35115

County: Shelby

Parcel Identification Number: 27 1 02 0 006 032.000

Client Code: OMEGAX-01

LOT 32, ACCORDING TO PATRIOT POINT, AS RECORDED IN MAP BOOK 38, PAGE 93, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

Source of Title Deed Instrument: 20190610000203250.

PRIOR INSTRUMENT REFERENCE: OTHER INSTRUMENT # 20190610000203250 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 101 Frances Ln, Helena, AL 35080

County: Shelby

Parcel Identification Number: 13 8 27 1 006 015.000

Client Code: OMEGAX-02

LOT 15, ACCORDING TO A RESURVEY OF VILLAGE PARRISH, AS RECORDED IN MAP BOOK 24, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title Deed Instrument: 20190529000184320

PRIOR INSTRUMENT REFERENCE: OTHER INSTRUMENT # 20190529000184320 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 1024 Garnet Dr, Calera, AL 35040

County: Shelby

Parcel Identification Number: 28 4 174 004 004.00

Client Code: OMEGAX-03

LOT 72, ACCORDING TO THE SURVEY OF EMERALD RIDGE, SECTOR III, AS RECORDED IN MAP BOOK 39, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title Deed Instrument: 20190605000192950.

PRIOR INSTRUMENT REFERENCE: OTHER INSTRUMENT # 20190605000192950
OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 1065 Village Trl, Calera, AL 35040

County: Shelby

Parcel Identification Number: 22 7 352 002 028.000

Client Code: OMEGAX-04

LOT 357, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 1,
AS RECORDED IN MAP BOOK 27, PAGE 100, IN THE OFFICE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

Source of Title Deed Instrument: 20190605000192960

PRIOR INSTRUMENT REFERENCE: OTHER INSTRUMENT # 20190605000192960
OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 145 Flagstone Ln, Calera, AL 35040

County: Shelby

Parcel Identification Number: 28 5 162 004 022.000

Client Code: OMEGAX-10

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF
SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 150, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 3, AS
RECORDED IN MAP BOOK 28, PAGE 3, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

Source of Title Deed Instrument: 20190821000307010.

Address: 1476 Highview Dr, Calera, AL 35040

County: Shelby

Parcel Identification Number: 22 8 27 4 002 007.000

Client Code: OMEGAX-11

LOT 1009, ACCORDING TO FINAL PLAT OF WATERFORD HIGHLANDS, SECTOR

4, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 15A AND 15B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title Deed Instrument: 20180808000282260

PRIOR INSTRUMENT REFERENCE: FORECLOSURE DEED INSTRUMENT # 20180808000282260 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 209 Forest Village Ln, Alabaster, AL 35007

County: Shelby

Parcel Identification Number: 23 7 260 010 013.000

Client Code: OMEGAX-15

LOT 13, ACCORDING TO THE FINAL PLAT OF PARK FOREST VILLAGE TOWNHOMES, AS RECORDED IN MAP BOOK 31, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,

Source of Title Deed Instrument: 20190311000077170

PRIOR INSTRUMENT REFERENCE: OTHER INSTRUMENT # 20190311000077170 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 2170 Village Ln, Calera, AL 35040

County: Shelby

Parcel Identification Number: 22 7 35 1 004 026.000

Client Code: OMEGAX-19

LOT 288D, 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: 20190717000253960.

PRIOR INSTRUMENT REFERENCE: OTHER INSTRUMENT # 20190717000253960 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 2239 Village Ln, Calera, AL 35040

County: Shelby

Parcel Identification Number: 22 7 351 004 002.000

Client Code: OMEGAX-20

LOT 205 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: 20190610000203440

PRIOR INSTRUMENT REFERENCE: OTHER INSTRUMENT # 20190610000203440
OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 237 Saratoga Ln, Calera, AL 35040

County: Shelby

Parcel Identification Number: 35 1 110 003 012.000

Client Code: OMEGAX-21

LOT 25, ACCORDING TO THE SURVEY OF A FINAL PLAT OF THE COTTAGES OF
SARATOGA, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 114, IN THE
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Source of Title Deed Instrument: 20190604000192620

PRIOR INSTRUMENT REFERENCE: OTHER INSTRUMENT # 20190604000192620
OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 407 Cambrian Ridge Trl, Pelham, AL 35124

County: Shelby

Parcel Identification Number: 136131002081.000

Client Code: OMEGAX-39

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF
SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 81, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, PHASE 3, AS
RECORDED IN MAP BOOK 21, PAGE 147 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA

Source of Title Deed Instrument: 20190604000192610.

PRIOR INSTRUMENT REFERENCE: OTHER INSTRUMENT # 20190604000192610
OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 5017 Kensington Pl, Calera, AL 35040

County: Shelby

Parcel Identification Number: 228341010025.000

Client Code: OMEGAX-41

LOT 107, ACCORDING TO THE SURVEY OF KENSINGTON PLACE PHASE 1,
SECTOR 2, AS RECORDED IN MAP BOOK 40, PAGE 75, IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.

Source of Title Deed Instrument: 20190220000054240

PRIOR INSTRUMENT REFERENCE: OTHER INSTRUMENT # 20190220000054240
OF THE SHELBY COUNTY, ALABAMA RECORDS.

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.

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name OMEGA REALTY HOLDINGS IV
Mailing Address LLC
110 12TH STREET
N. BIRMINGHAM, AL 35203

Grantee's Name OMEGA RESIDENTIAL HOLDINGS
Mailing Address X LLC
110 12TH STREET
N. BIRMINGHAM, AL 35203

Property Address See Exhibit A attached

Date of Sale 10/24/19

100 Patriot Point Dr. Montevallo

Total Purchase Price \$ 0.00

101 Frances LN Helena

or

1024 Garnet Dr Calera

Actual Value \$

1065 Village Tr Calera

or

145 Flagstone LN Calera
etc.

Assessor's Market Value \$ 1,857,200.00

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

☐ Appraisal

☐ Sales Contract

☒ Other tax assessor

☐ 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 10/24/19

Print Danielle Bowling

Unattested

Sign Danielle Bowling

(verified by)

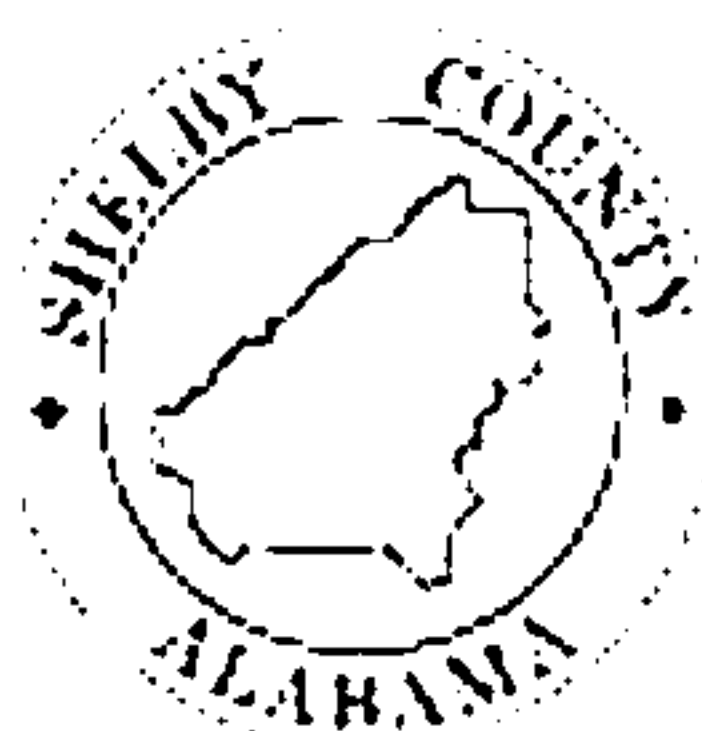
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

EXHIBIT "A"
To Real Estate Sales Validation Form
(PROPERTY LIST)

Address	City	State	County	Zip
100 Patriot Point Dr	Montevallo	AL	Shelby	35115
101 Frances Ln	Helena	AL	Shelby	35080
1024 Garnet Dr	Calera	AL	Shelby	35040
1065 Village Trl	Calera	AL	Shelby	35040
145 Flagstone Ln	Calera	AL	Shelby	35040
1476 Highview Dr	Calera	AL	Shelby	35040
209 Forest Village Ln	Alabaster	AL	Shelby	35007
2170 Village Ln	Calera	AL	Shelby	35040
2239 Village Ln	Calera	AL	Shelby	35040
237 Saratoga Ln	Calera	AL	Shelby	35040
407 Cambrian Ridge Trl	Pelham	AL	Shelby	35124
5017 Kensington Pl	Calera	AL	Shelby	35040



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/04/2019 03:36:50 PM
 \$706.00 CHERRY
 20191104000408010

Allen S. Bayl