

STATE OF ALABAMA )  
COUNTY OF SHELBY )

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 XI 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:

Property street address: SEE ATTACHED EXHIBIT "A"

SOURCE OF TITLE: SEE ATTACHED EXHIBIT "A"

PROPERTY ID: SEE ATTACHED EXHIBIT "A"

REAL PROPERTY TAX: \$ \_\_\_\_\_ due and payable by December 31<sup>st</sup> of the current year

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.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 06 day of May, 2020

GRANTOR:

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

By: Omega Realty Holdings Manager, LLC,  
a Delaware limited liability company, 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, Authorized Person for Omega Realty Holdings Manager, LLC, a Delaware limited liability company, as Manager for 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]

Danielle Bowling  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 9/13/22

This instrument was prepared by:

JOEY N. OFORI, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

When recorded, please mail to:

AMY JOHNSON  
OS NATIONAL, LLC - MMT - DEPT. 04  
3097 SATELLITE BOULEVARD  
BUILDING 700, SUITE 400  
DULUTH, GA 30096  
OMEGA-XI-31

The Grantee's address is:

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

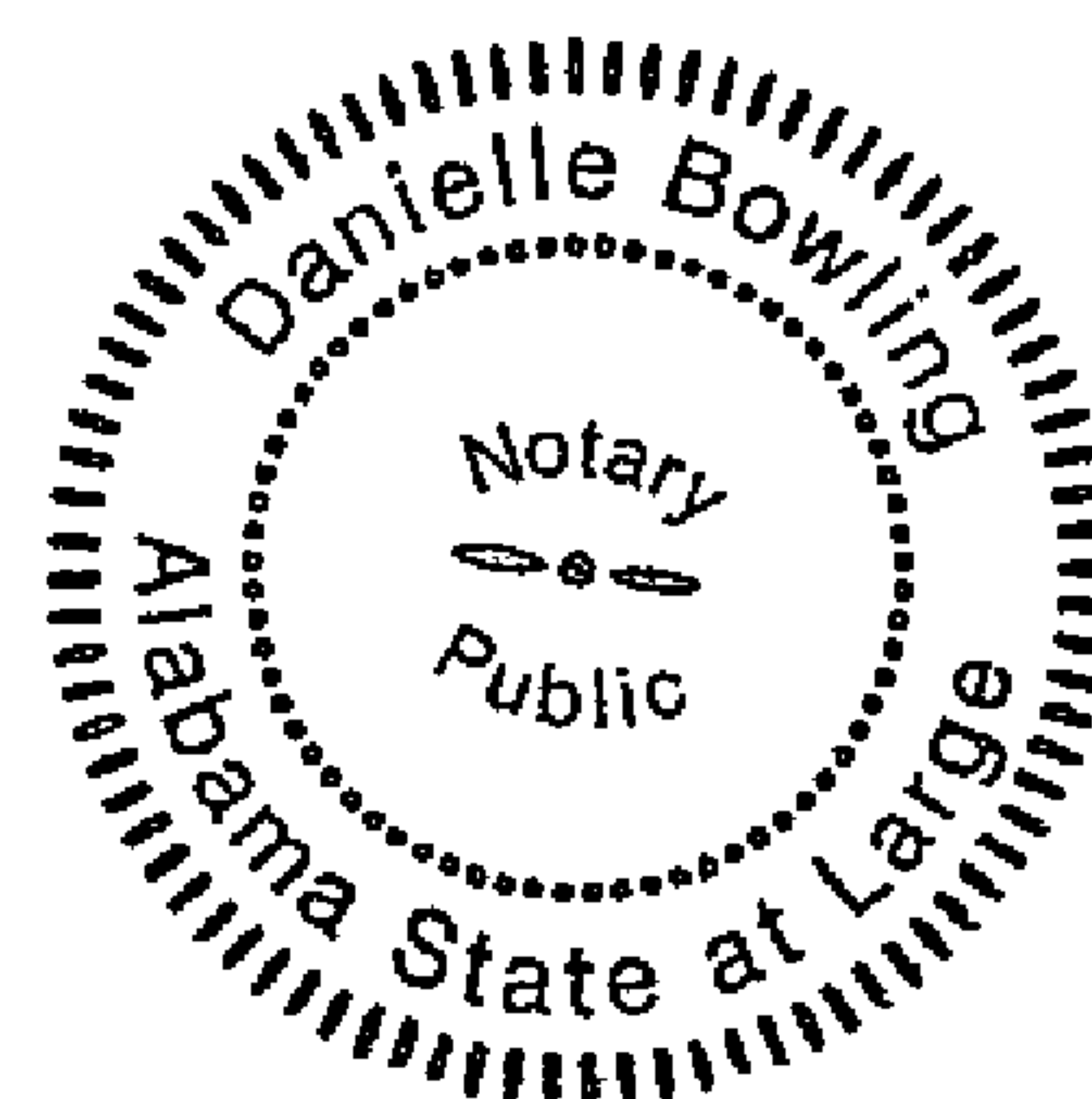


EXHIBIT A

[Legal Description]

Address: 112 Hayesbury Ln., Pelham, AL 35124-2720  
County: Shelby  
Parcel Identification Number: 11 7 36 3 000 026.133  
Client Code: OMEGA-XI-31

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY. CLAIR, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 64, ACCORDING TO THE SURVEY OF FINAL PLAT OF HAYESBURY PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED DATED 04/03/2020 RECORDED SIMULTANEOUSLY HERewith IN THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 116 Saint Charles Dr., Helena, AL 35080-7008  
County: Shelby  
Parcel Identification Number: 13 5 21 2 000 005.071  
Client Code: OMEGA-XI-32

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY. CLAIR, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 23 ACCORDING TO THE SURVEY OF MAGNOLIA PARK ST CHARLES PLACE PHASE THREE SECTOR ONE AS RECORDED IN MAP BOOK 21 PAGE 4 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED DATED 04/03/2020 RECORDED SIMULTANEOUSLY HERewith IN THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 172 Camden Cove Pkwy., Calera, AL 35040-5543  
County: Shelby  
Parcel Identification Number: 28 5 16 2 003 033.000  
Client Code: OMEGA-XI-33

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY. CLAIR, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 133, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR II, AS RECORDED IN MAP BOOK 27, AT PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED DATED 04/03/2020 RECORDED SIMULTANEOUSLY HERewith IN THE SHELBY COUNTY, ALABAMA RECORDS.

20-033302 (PS)

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Address: 1925 Gallant Fox Dr, Helena, AL 35080-3920  
County: Shelby  
Parcel Identification Number: 13 5 22 4 001 001.049  
Client Code: OMEGA-XI-34

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CLAIR, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 78, ACCORDING TO THE AMENDED MAP OF DEARING DOWNS, NINTH ADDITION, PHASE II, RECORDED IN MAP BOOK 15, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED DATED 04/03/2020 RECORDED SIMULTANEOUSLY HERewith IN THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 200 The Heights Dr., Calera, AL 35040-7671  
County: Shelby  
Parcel Identification Number: 22 9 32 3 002 027.000  
Client Code: OMEGA-XI-35

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CLAIR, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 57, ACCORDING TO THE SURVEY OF TOWN SIDE SQUARE, SECTOR ONE, AS RECORDED IN MAP BOOK 38, AT PAGE 120, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED DATED 04/03/2020 RECORDED SIMULTANEOUSLY HERewith IN THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 40 Williams Dr, Alabaster, AL 35007-8917  
County: Shelby  
Parcel Identification Number: 23 6 14 2 004 011.000  
Client Code: OMEGA-XI-36

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CLAIR, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 40, ACCORDING TO THE SURVEY OF SCOTTSDALE, AS RECORDED IN MAP BOOK 6, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED DATED 04/03/2020 RECORDED SIMULTANEOUSLY HERewith IN THE SHELBY COUNTY, ALABAMA RECORDS.

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*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 IV, LLC  
Mailing Address 110 12th Street North  
Birmingham, AL 35203

Grantee's Name Omega Residential Holdings XI LLC  
Mailing Address 110 12th Street North  
Birmingham, AL 35203

20200603000224170 06/03/2020 03:18:35 PM DEEDS 6/6

Property Address - 112 Hayesbury Ln  
Pelham, AL 35124

Date of Sale 5/28/20

Total Purchase Price \$ .00

116 St. Charles Drive, Helena, AL or  
172 Camden Cove Pkwy, Calera, AL Actual Value \$  
1925 Gallant Fox Dr, Helena, AL or  
200 The Heights Dr, Calera, AL Assessor's Market Value \$ 799,600.  
40 Williams Dr, Alabaster, AL

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 Tax Assessor

If conveyance document presented for recordation contains all of the required information referenced 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/26/20

Print Danielle Bowling

Sign Danielle Bowling

Attested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/03/2020 03:18:35 PM  
\$38.00 CLEARN  
20200603000224170

Ann S. Byl

Print Form

Form RT-1