

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
WDC, LLC
105 Stonebridge Drive
Clemson, SC 29631



20200609000232190 1/2 \$206.00
Shelby Cnty Judge of Probate, AL
06/09/2020 08:52:53 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Eighty One Thousand and No/00 Dollars (\$181,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Conrex Homes, LLC, a Delaware limited liability company (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **WDC, LLC, a South Carolina limited liability company (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, Block 3, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And the undersigned does for itself, its successors and assigns, covenant with the said **Grantee**, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said **Grantee**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **CONREX HOMES, LLC**, by its Authorized Agent, Hugh Morrow, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of June, 2020.

CONREX HOMES, LLC, a Delaware limited liability company

BY: [Signature]
Hugh Morrow, as Authorized Agent

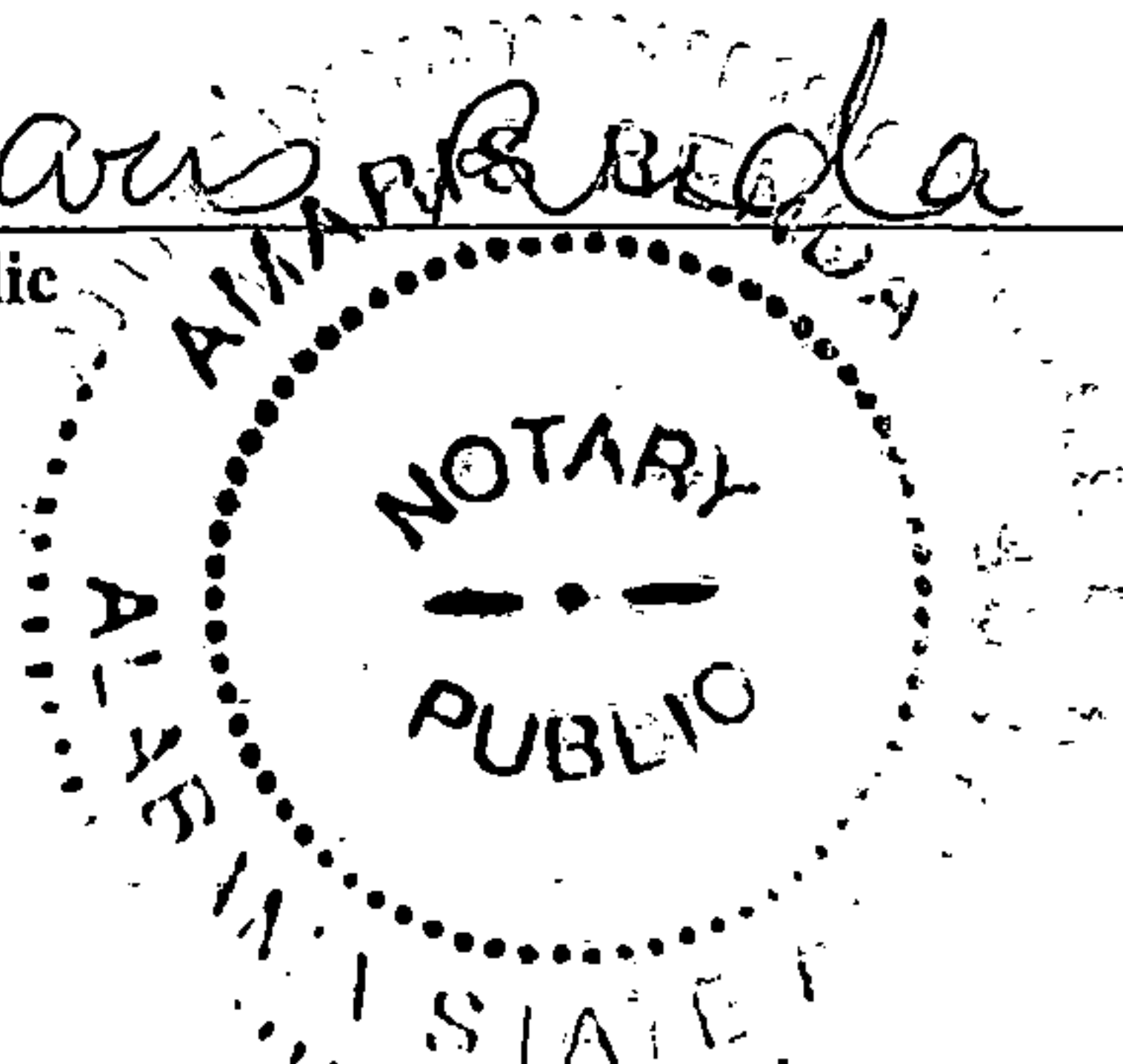
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hugh Morrow, whose name as Authorized Agent for Conrex Homes, 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 the conveyance, he, in his capacity as such agent, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of June, 2020.

[Signature]
Notary Public

My Commission Expires: 03/11/2024



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 Homes, LLC
Mailing Address 1505 King St. Ext. Ste.10
Charleston, SC 29405

Grantee's Name: WDC, LLC
Mailing Address: 105 Stonebridge Drive
Clemson, SC 29631

Property Address: 1000 Ryecroft Cr.
Pelham, AL 35124

Date of Sale 6-5-2020
Total Purchase Price \$ 181,000.00
or
Actual Value \$ _____
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 -

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 6/5/2020


Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Hugh Morrow

Unattested

(Verified by)

Form RT-1


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