

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 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 XII, 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 31st 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 17 day of September, 2020

GRANTOR:

Omega Realty Holdings IV, LLC, a
Delaware limited liability company
By: Omega Realty Holdings Manager, LLC,
its Manager

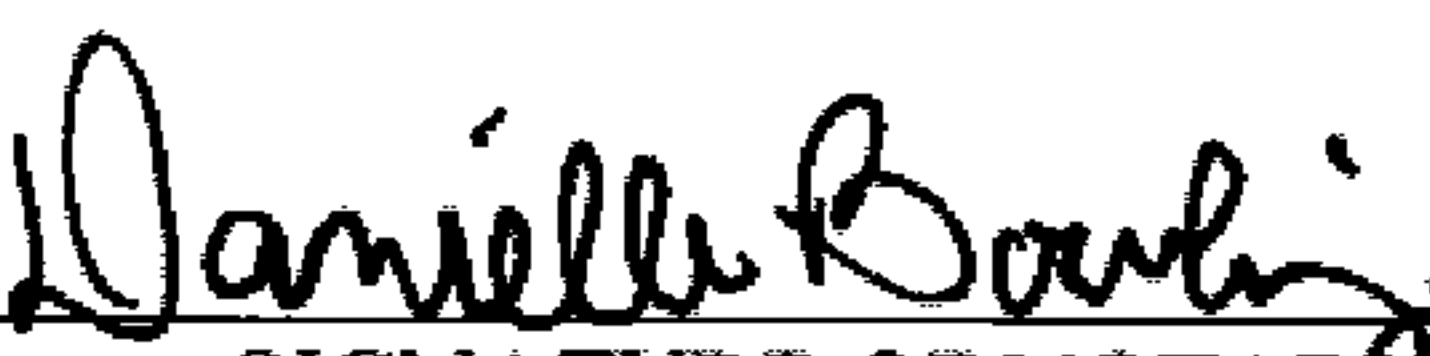
By:  (SEAL)
Printed Name: Lewis W. Cummings, III
Title: Authorized Person

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 Manager, LLC as 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 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
REF# OMEGA RESIDENTIAL HOLDINGS XII-
SHELBY

The Grantee's address is:

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

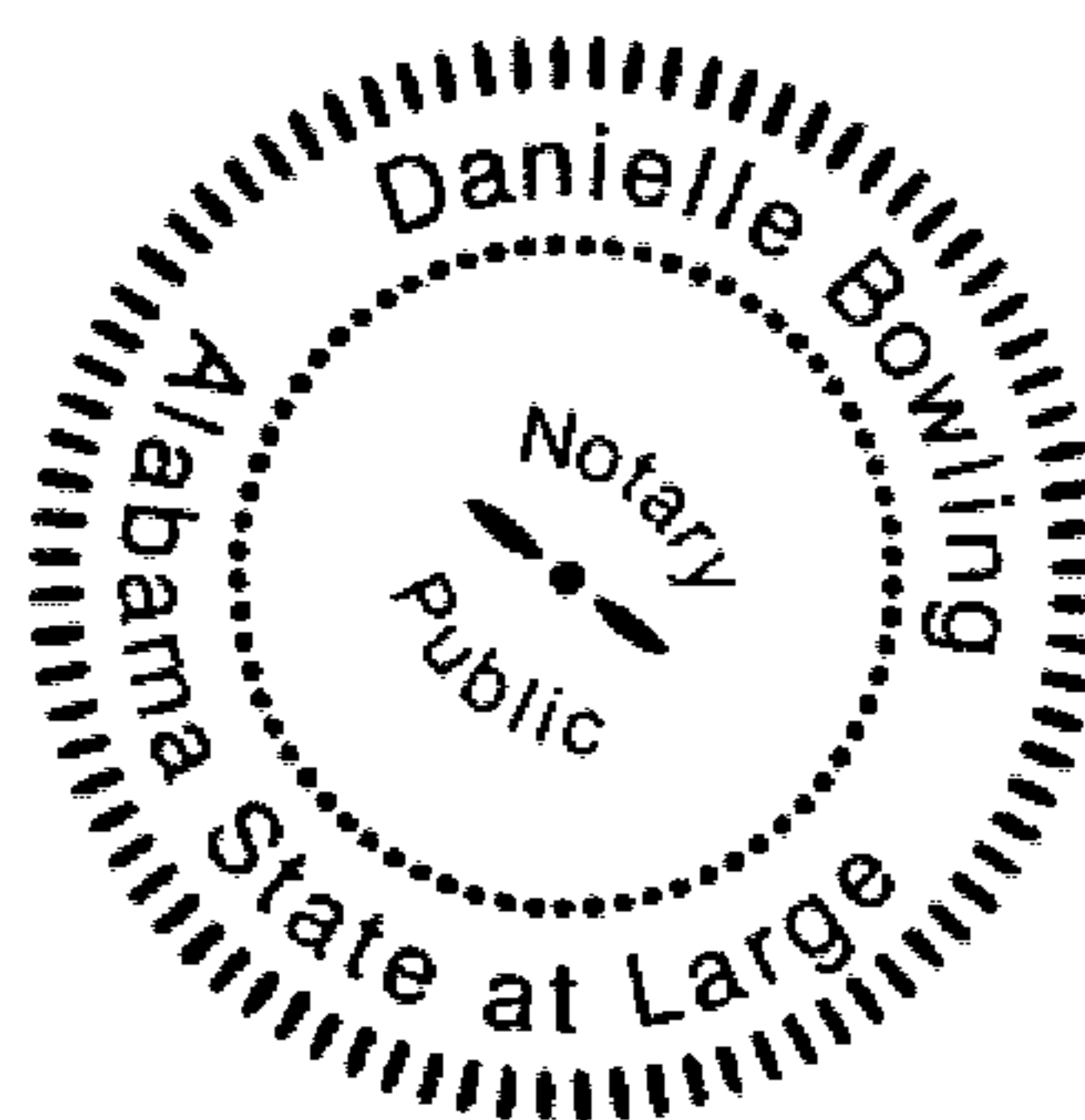


EXHIBIT A

[Legal Description]

Address: 130 Spring St., Calera, AL 35040-4971
County: Shelby
Parcel Identification Number: 22 8 33 0 002 120.000
Client Code: OMEGA-XII-35

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

LOT 115, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 4, AS RECORDED IN MAP BOOK 26, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED DATED AUGUST 25, 2020 RECORDED SIMULTANEOUSLY HERewith IN OFFICIAL RECORDS OF SHELBY COUNTY, ALABAMA RECORDS.

Address: 215 Moss Stone Ln., Calera, AL 35040-7666
County: Shelby
Parcel Identification Number: 28 3 06 0 005 041.000
Client Code: OMEGA-XII-36

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

LOT 192, ACCORDING TO THE FINAL PLAT OF STONECREEK PHASE 4, AS RECORDED IN MAP BOOK 37, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED DATED AUGUST 25, 2020 RECORDED SIMULTANEOUSLY HERewith IN OFFICIAL RECORDS OF SHELBY COUNTY, ALABAMA RECORDS.

Address: 435 Selma Rd, Montevallo, AL 35115-4139
County: Shelby
Parcel Identification Number: 36 2 04 1 001 012.003
Client Code: OMEGA-XII-37

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

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 12 EAST, IN THE CITY OF MONTEVALLO, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY; THENCE SOUTHERLY ALONG THE EXTENSION OF THE WEST LINE OF SAID SECTION 28, 44.04 FEET; THENCE 85 DEGREES 41 MINUTES 34 SECONDS LEFT 330.07

FEET TO THE WESTERLY RIGHT OF WAY OF ALABAMA HIGHWAY NO. 119, ALSO KNOWN AS SELMA STREET IN THE CITY OF MONTEVALLO, ALABAMA; THENCE 85DEGREES 37 MINUTES 11 SECONDS RIGHT 99.61 FEET ALONG AND WITH SAID

WESTERLY RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST STATED COURSE AND SAID WESTERLY RIGHT OF WAY 99.60 FEET; THENCE 95 DEGREES 36 MINUTES 11 SECONDS RIGHT AND LEAVING SAID WESTERLY RIGHT OF WAY 150.72 FEET; THENCE 84 DEGREES 23 MINUTES 49 SECONDS RIGHT 97.99 FEET; THENCE 94 DEGREES 59 MINUTES 36 SECONDS RIGHT 150.57 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.34 ACRES, MORE OR LESS. SITUATED IN SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED DATED AUGUST 25, 2020 RECORDED SIMULTANEOUSLY HERewith IN OFFICIAL RECORDS OF SHELBY COUNTY, ALABAMA RECORDS.

Address: 686 Old Cahaba Dr, Helena, AL 35080-7051
County: Shelby
Parcel Identification Number: 13 4 20 2 002 043.000
Client Code: OMEGA-XII-38

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

LOT 221, ACCORDING TO THE AMENDED MAP OF OLD CAHABA, WILLOW RUN SECTOR, AS RECORDED IN MAP BOOK 25 PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED DATED AUGUST 25, 2020 RECORDED SIMULTANEOUSLY HERewith IN OFFICIAL RECORDS OF 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.

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 XII, LLC
 Mailing Address 110 12TH STREET NORTH
BIRMINGHAM, AL 35203

Property Address 130 Spring St.
215 Moss Stone Ln
435 Selma Rd
686 Old Cahaba Dr

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 522,611.00

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 9/17/20

Print Danielle Bowling

Unattested _____

(verified by)

Sign Danielle Bowling
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20201001000445070 10/01/2020 02:33:54 PM DEEDS 6/6

COMPLETION INSTRUCTIONS

1. The deed must be signed in the presence of a notary public. **PRINT DOCUMENTS ON ONE SIDE OF PAPER ONLY.**
2. The notary public must sign, affix the notary **ink stamp** and indicate date commission expires. If the notary seal does not reference the notary name, the name of the notary must be printed, typed or stamped below the notary signature. **Please make certain the notary ink stamp is legible.**
3. If signature is on behalf of a **corporation**, the signature must be by the president or vice president, otherwise original, notarized corporate resolutions authorizing signature by another officer or agent must be recorded with the deed. If signature is on behalf of a **partnership**, the signature must be by the general partner.

TRANSFER FORMS

The following must be submitted with the deed for recording:

Real Estate Sales Validation Form (RT-1).



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2020 02:33:54 PM
\$560.00 JESSICA
20201001000445070

Allen S. Bayl