

STATE OF ALABAMA )

COUNTY OF SHELBY )

\$901,275.00 was derived from a mortgage being recorded simultaneously herewith.

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT OMEGA REALTY HOLDINGS V 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 REZ 5B 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: \_\_\_\_\_

PROPERTY ID: SEE ATTACHED EXHIBIT A

REAL PROPERTY TAX: \$ \_\_\_\_\_ due and payable by December 31<sup>st</sup> 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 2 day of July, 2021.

**GRANTOR:**

OMEGA REALTY HOLDINGS V LLC, a  
Delaware limited liability company

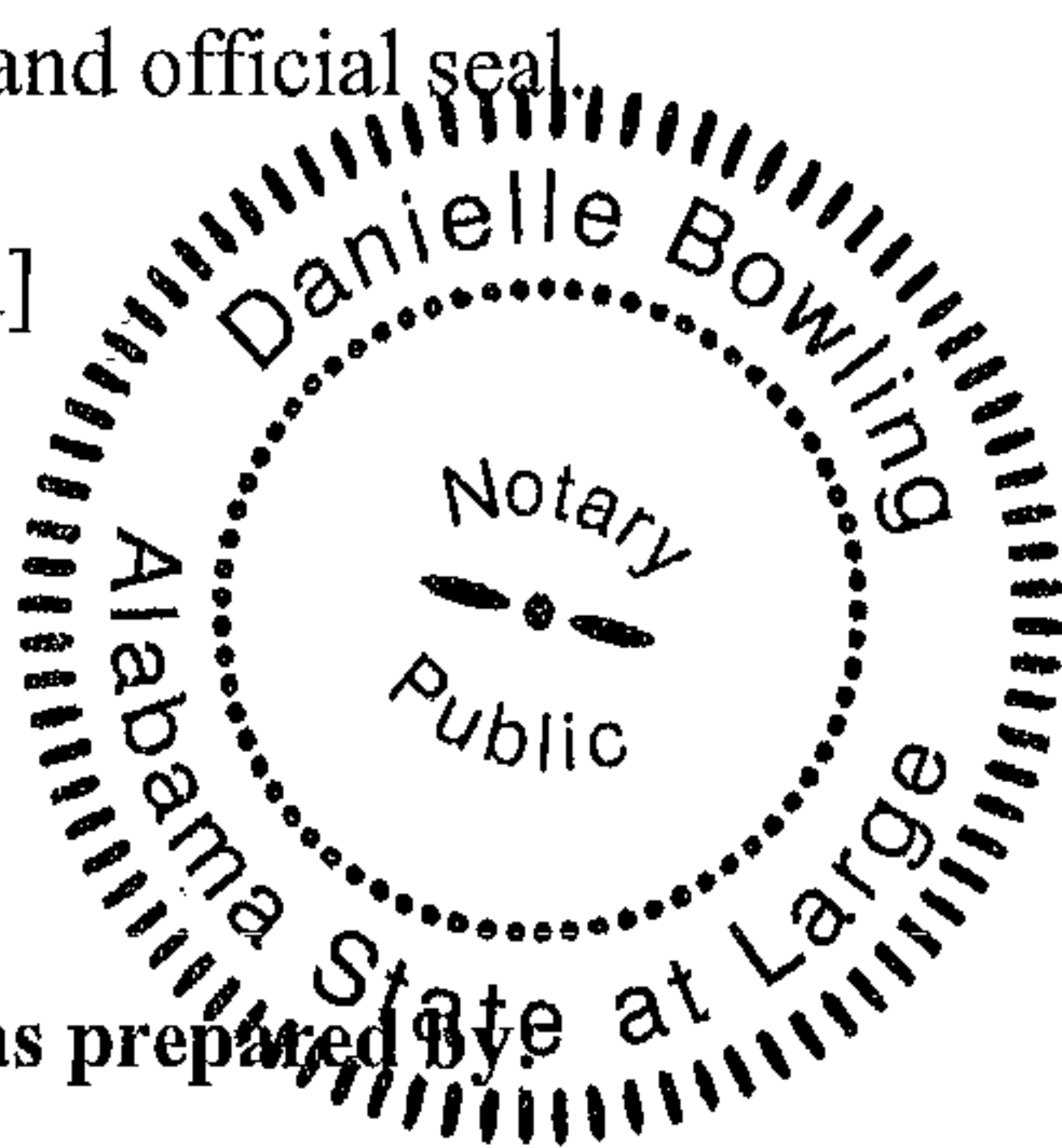
By: [Signature] (SEAL)  
Printed Name: Lewis W. Cummings, III  
Title: Authorized Person

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 V 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  
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  
#REZ-5B-60

**The Grantee's address is:**

OMEGA REZ 5B LLC  
110 12TH STREET NORTH  
BIRMINGHAM, AL 35203

EXHIBIT A

[Legal Description]

Address: 113 Meadowgreen Rd, Montevallo, AL 35115  
County: Shelby  
Parcel Identification Number: 27 1 02 0 002 030.000  
Client Code: REZ-5B-60

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 7, BLOCK 2, ACCORDING TO THE SURVEY OF MEADOWGREEN, AS RECORDED IN MAP BOOK 6, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\*\*\*

Address: 191 Creek Run Way, Calera, AL 35040  
County: Shelby  
Parcel Identification Number: 35 2 10 0 002 047.000  
Client Code: REZ-5B-61

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 97, ACCORDING TO THE FINAL PLAT OF SHILOH CREEK, PHASE II, SECTOR I, A RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 52, PAGE 80, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\*\*\*

Address: 192 Creek Run Way, Calera, AL 35040  
County: Shelby  
Parcel Identification Number: 35 2 10 0 002 007.000  
Client Code: REZ-5B-62

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 231, ACCORDING TO THE FINAL PLAT OF SHILOH CREEK, PHASE II, SECTOR I, A RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 52, PAGE 80, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\*\*\*

Address: 196 Creek Run Way, Calera, AL 35040  
County: Shelby  
Parcel Identification Number: 35 2 10 0 002 008.000  
Client Code: REZ-5B-63

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 232, ACCORDING TO THE FINAL PLAT OF SHILOH CREEK, PHASE II, SECTOR I, A RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 52, PAGE 80, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\*\*\*

Address: 205 Stonehaven Trce, Pelham, AL 35124  
County: Shelby  
Parcel Identification Number: 13 7 26 1 004 001.000  
Client Code: REZ-5B-64

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 236, ACCORDING TO THE RECORD PLAT OF THE GLEN AT STONEHAVEN, AS RECORDED IN MAP BOOK 26, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\*\*\*

Address: 218 Brookhollow Dr, Pelham, AL 35124  
County: Shelby  
Parcel Identification Number: 13 6 13 1 001 006.008  
Client Code: REZ-5B-65

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:  
LOT 7, ACCORDING TO THE SURVEY OF BROOK HOLLOW FIRST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

Grantee's Name OMEGA REZ 5B LLC  
 Mailing Address 110 12th Street North  
Birmingham, AL 35203

Property Address See Exhibit Attached

Date of Sale 7/16/21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 888,374.00

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 7/2/21

Print Danielle Bowling

Unattested

Sign

Danielle Bowling

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

**Exhibit A:**

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County: Shelby  
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Client Code: REZ-5B-60

\*\*\*

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County: Shelby  
Parcel Identification Number: 35 2 10 0 002 047.000  
Client Code: REZ-5B-61

\*\*\*

Address: 192 Creek Runway, Calera, AL 35040  
County: Shelby  
Parcel Identification Number: 35 2 10 0 002 007.000  
Client Code: REZ-5B-62

\*\*\*

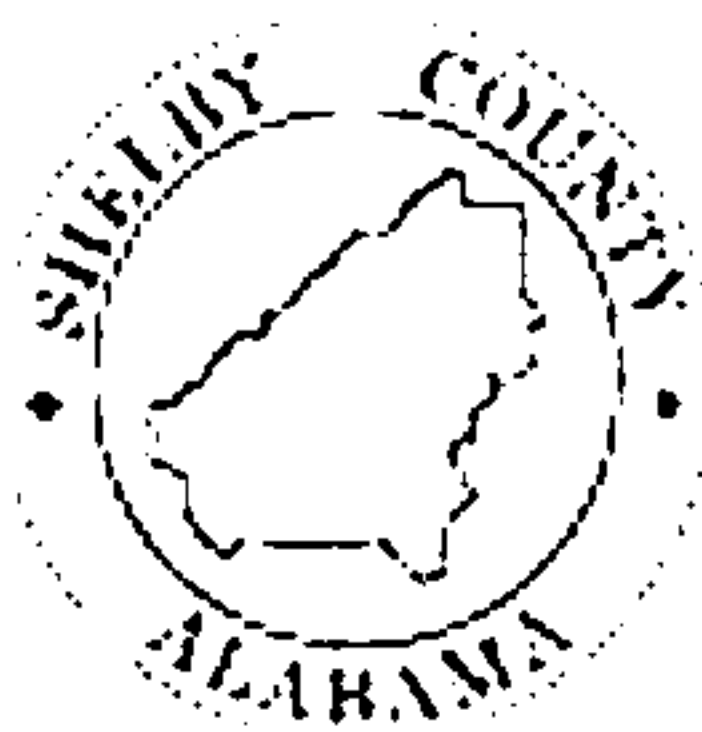
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Client Code: REZ-5B-63

\*\*\*

Address: 205 Stonehaven Trace, Pelham, AL 35124  
County: Shelby  
Parcel Identification Number: 13 7 26 1 004 001.000  
Client Code: REZ-5B-64

\*\*\*

Address: 218 Brookhollow Dr, Pelham, AL 35124  
County: Shelby  
Parcel Identification Number: 13 6 13 1 001 006.008  
Client Code: REZ-5B-65



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/26/2021 11:54:29 AM  
\$41.00 CHERRY  
20210726000359930

*Allen S. Bayl*