

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)	<u>Send Tax Notice to:</u>
)	1505 King Street, Ext. Suite 100
COUNTY OF <u>SHELBY</u>)	Charleston, SC 29405

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company
whose mailing address is 3500 Park Center Dr., Suite 100, Dayton, OH 45414,

(hereinafter referred to as "Grantor"), in hand paid by

PN RENTAL I, LLC, a Delaware limited liability company,
whose mailing address is 1505 King Street, Ext. Suite 100, Charleston, SC 29405,

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of August 25th, 2022.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]**

GRANTOR:

REX RESIDENTIAL PROPERTY OWNER, LLC,
a Delaware limited liability company


By: 
Name: Dana Sprong
Title: Authorized Signatory

STATE OF Massachusetts)

COUNTY OF Middlesex)

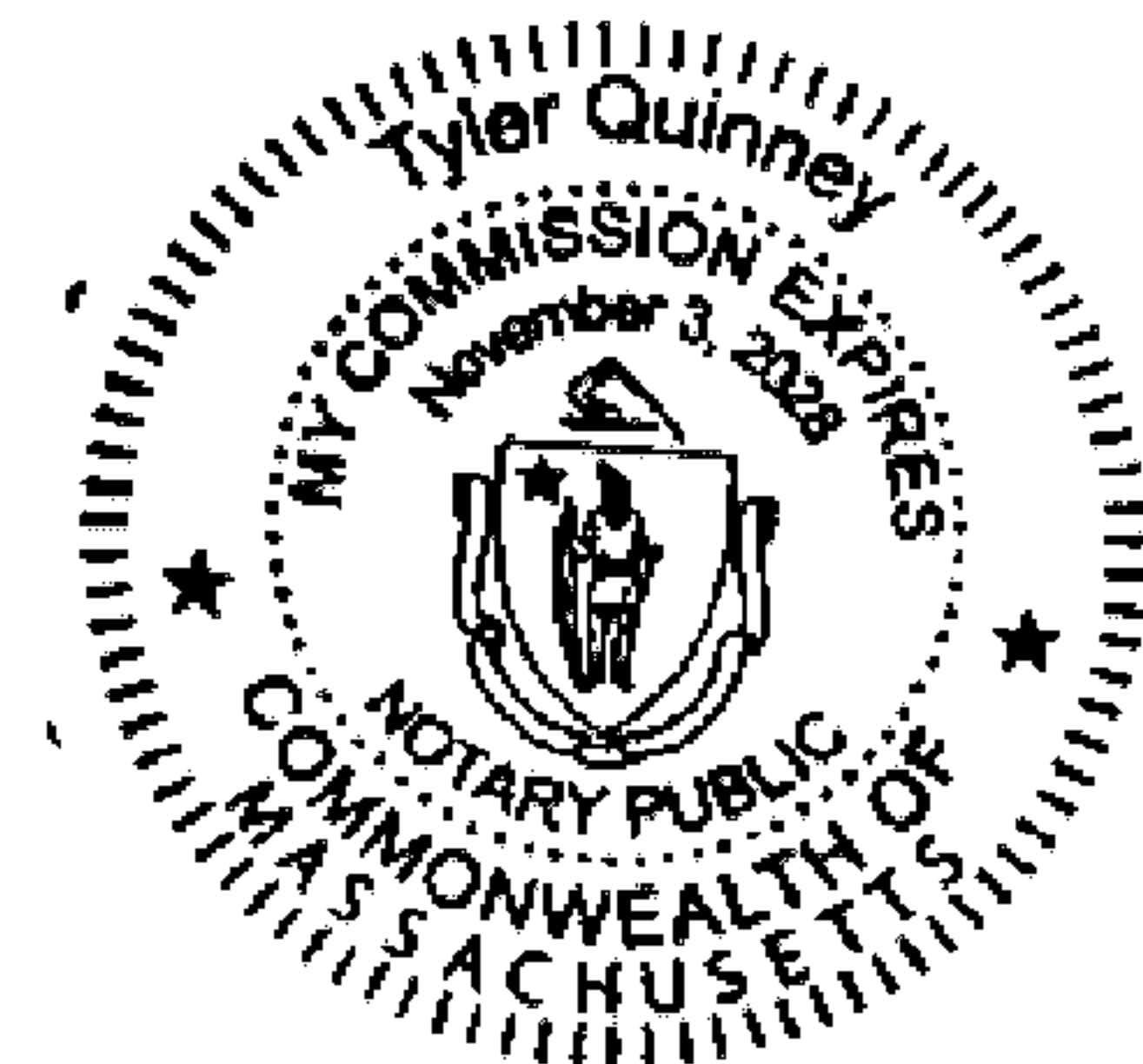
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Dana Sprong, whose name as Authorized Signatory of REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of REX RESIDENTIAL PROPERTY OWNER, LLC, as aforesaid.

Given under my hand and official seal, this 23 day of August, 2022.


Notary Public

AFFIX SEAL

My commission expires: 11 / 3 / 2028



20220826000334090 08/26/2022 08:27:29 AM DEEDS 4/10

This document prepared by:
Robert R. Sexton
Maynard Cooper Gale
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

EXHIBIT “A”

PROPERTY SCHEDULE

20220826000334090 08/26/2022 08:27:29 AM DEEDS 7/10

Count	File Number	Address	City	State	Zip	County
1	0207-VB22-SFR	125 IVY TRCE	CALERA	AL	35040	SHELBY

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 125 IVY TRCE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 0207-VB22-SFR

TAX PARCEL ID/APN: 28 6 14 0 000 003.004

LOT 2, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE I, BEING A RESURVEY OF PORTIONS OF LOTS 22-32 TRACT FIFTY-ONE SUBDIVISION. PARCEL B, RECORDED IN MAP BOOK 11, PAGE 26, ALL SITUATED IN THE SOUTHWEST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 2 WEST, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 35, PAGE 43A AND 43B, AND AS AMENDED IN THE AMENDED MAP OF OLD IVY SUBDIVISION, PHASE I, RECORDED IN MAP BOOK 36, PAGE 5A AND 5B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY. ALABAMA.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name REX RESIDENTIAL PROPERTY OWNER, LLC **Grantee's Name** PN RENTAL, LLC
Mailing Address 2300 PARK CENTER DR, SUITE 100 **Mailing Address** 1505 KING STREET, EXP., SUITE 100,
DAYTON, OH 45414 CHARLESTON, SC 29405

August 25th, 2022**Property Address** SEE EXHIBIT "A"**Date of Sale** _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/26/2022 08:27:29 AM
 \$307.00 JOANN
 20220826000334090

Total Purchase Price \$ _____

or

Actual Value \$ 257,759.00

or

Assessor's Market Value \$ _____*Allen S. Byrd*

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 _____☐ 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).

August 25th, 2022

Date _____

Print Dana Spang

Unattested _____

Sign _____