

20220829000336470  
08/29/2022 10:43:20 AM  
DEEDS 1/12

**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	)	Send Tax Notice to:
	)	3500 Park Center Dr., Suite 100
COUNTY OF <u>SHELBY</u>	)	Dayton, OH 45414

**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

**CONREX MASTER, LLC, a Delaware limited liability company**  
whose mailing address is 1505 King Street, Ext. Suite 100, Charleston, SC 29405,

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

**VB SIX, LLC, a Delaware limited liability company,**  
whose mailing address is **3500 Park Center Dr., Suite 100, Dayton, OH 45414,**

(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 25, 2022.

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

**GRANTOR:**

**CONREX MASTER, LLC,**  
a Delaware limited liability company

By: PN RENTAL I, LLC, a Delaware limited liability  
company, its sole member

By: ACXPROP, LLC, a Delaware limited liability  
company, its sole member

By:   
Name: Barrie Ribet  
Title: Managing Director

STATE OF NEW YORK )

COUNTY OF NEW YORK )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Barrie Ribet, whose name as Managing Director of ACXPROP, LLC, a Delaware limited liability company, the sole member by PN RENTAL I, LLC, a Delaware limited liability company a Delaware limited liability company, which entity is the sole member of CONREX MASTER, 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 said limited liability company, in its capacity as the agent of CONREX MASTER, LLC as aforesaid.

Given under my hand and official seal, this 15 day of August, 2022.

  
Notary Public

AFFIX SEAL

My commission expires: 01/14/25

20220829000336470 08/29/2022 10:43:20 AM DEEDS 4/12

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

# EXHIBIT “A”

# PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	0200-VB22-SFR	11 MONTE TIERRA TRL	ALABASTER	AL	35007	SHELBY
2	0202-VB22-SFR	117 CAMBRIDGE POINTE CIR	ALABASTER	AL	35007	SHELBY
3	0203-VB22-SFR	314 JOYE LN	ALABASTER	AL	35007	SHELBY
4	0209-VB22-SFR	335 IVY HILLS CIR	CALERA	AL	35040	SHELBY
5	0208-VB22-SFR	1258 VILLAGE TRL	CALERA	AL	35040	SHELBY
6	0212-VB22-SFR	4425 ENGLEWOOD RD	HELENA	AL	35080	SHELBY

# LEGAL DESCRIPTIONS



**EXHIBIT A-1**

STREET ADDRESS: 11 MONTE TIERRA TRL, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 0200-VB22-SFR

TAX PARCEL ID/APN: 23 7 35 0 002 031.000

LOT 11, ACCORDING TO THE SURVEY OF MONTE TIERRA SUBDIVISION AS RECORDED IN MAP BOOK 5, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\*\*\*

**EXHIBIT A-2**

STREET ADDRESS: 117 CAMBRIDGE POINTE CIR, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 0202-VB22-SFR

TAX PARCEL ID/APN: 23 2 10 1 006 030.000

LOT 30, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, FIRST SECTOR, AS RECORDED IN MAP BOOK 17; PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\*\*\*

**EXHIBIT A-3**

STREET ADDRESS: 314 JOYE LN, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 0203-VB22-SFR

TAX PARCEL ID/APN: 23 6 23 1 001 035.000

LOT 26, BLOCK 5, ACCORDING TO THE SURVEY OF GREEN VALLEY, 2ND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 21 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\*\*\*

**EXHIBIT A-4**

STREET ADDRESS: 335 IVY HILLS CIR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 0209-VB22-SFR

TAX PARCEL ID/APN: 28 6 23 0 000 084.000

LOT 33, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE II, (BEING A RESURVEY OF PORTIONS OF LOTS 22-32 TRACT FIFTY-ONE SUBDIVISION, PARCEL "B" AS RECORDED IN MAP BOOK 11, PAGE 26), AS RECORDED IN MAP BOOK 36, PAGE 6-A AND DOCUMENT #20051027000561200, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\*\*\*

**EXHIBIT A-5**

STREET ADDRESS: 1258 VILLAGE TRL, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 0208-VB22-SFR

TAX PARCEL ID/APN: 22 7 35 1 003 009.000

LOT 80, ACCORDING TO THE SURVEY OF FINAL PLAT OF WATERFORD VILLAGE SECTOR 5 PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\*\*\*

**EXHIBIT A-6**

STREET ADDRESS: 4425 ENGLEWOOD RD, HELENA, AL 35080

COUNTY: SHELBY

CLIENT CODE: 0212-VB22-SFR

TAX PARCEL ID/APN: 13 5 22 2 001 001.040

LOT 27, BLOCK 1, ACCORDING TO THE SURVEY OF PLANTATION SOUTH, SECOND SECTOR, PHASE NO. 2, AS RECORDED IN MAP BOOK 9, PAGE 116, IN THE PROBATE OFFICE 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 **CONREX MASTER, LLC**  
 Mailing Address 3500 Park Center Dr, Suite 100  
 Dayton, OH 45414

Grantee's Name VB SIX, LLC  
 Mailing Address 3500 Park Center Dr, Suite 100  
 Dayton, OH 45414

Property Address SEE EXHIBIT "A"

Date of Sale 08/25/2022

Total Purchase Price \$ 1,422,221.00

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

☐ 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).

Date 8/15/22

Print Barrie Ribet, Managing Director

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1

20220829000336470 08/29/2022 10:43:20 AM DEEDS 12/12

Count	File Number	Address	City	State	Zip	County
1	0200-VB22-SFR	11 MONTE TIERRA TRL	ALABASTER	AL	35007	SHELBY
2	0202-VB22-SFR	117 CAMBRIDGE POINTE CIR	ALABASTER	AL	35007	SHELBY
3	0203-VB22-SFR	314 JOYE LN	ALABASTER	AL	35007	SHELBY
4	0209-VB22-SFR	335 IVY HILLS CIR	CALERA	AL	35040	SHELBY
5	0208-VB22-SFR	1258 VILLAGE TRL	CALERA	AL	35040	SHELBY
6	0212-VB22-SFR	4425 ENGLEWOOD RD	HELENA	AL	35080	SHELBY



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/29/2022 10:43:20 AM  
\$1477.50 JOANN  
20220829000336470

*Allen S. Bayl*