

20230301000055460
03/01/2023 08:22:38 AM
DEEDS 1/12

Commitment Number: 230008959, 230008971, 230008972, 230008989, 230008979,
230008977, 230008986, 230009003

Seller's Loan Number: _____

This instrument prepared by: George M. Vaughn, Esq., 8940 Main Street, Clarence, NY 14031,
866-333-3081.

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
See Exhibit-A

GENERAL WARRANTY DEED

Omega Residential Holdings VI, LLC, whose mailing address is **3545 Lorna Ridge Drive, Hoover, AL 35216**, hereinafter grantor, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Omega Rez 2A LLC**, hereinafter grantee, whose tax mailing address is **4518 ValleyDale Road, Hoover, AL 35242**, the following real property:

See Exhibit-A

Property Address is: See Exhibit-A

Prior instrument reference: **See Exhibit-A**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on February 9, 2023:

Omega Residential Holdings VI, LLC

By: _____

Name: Lewis W. Cummings III

Its: managing member

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Lewis W. Cummings III its managing member, on behalf of the Grantor **Omega Residential Holdings VI, LLC** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as managing member and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 9 day of February, 2023

Danielle Bowling
Notary Public

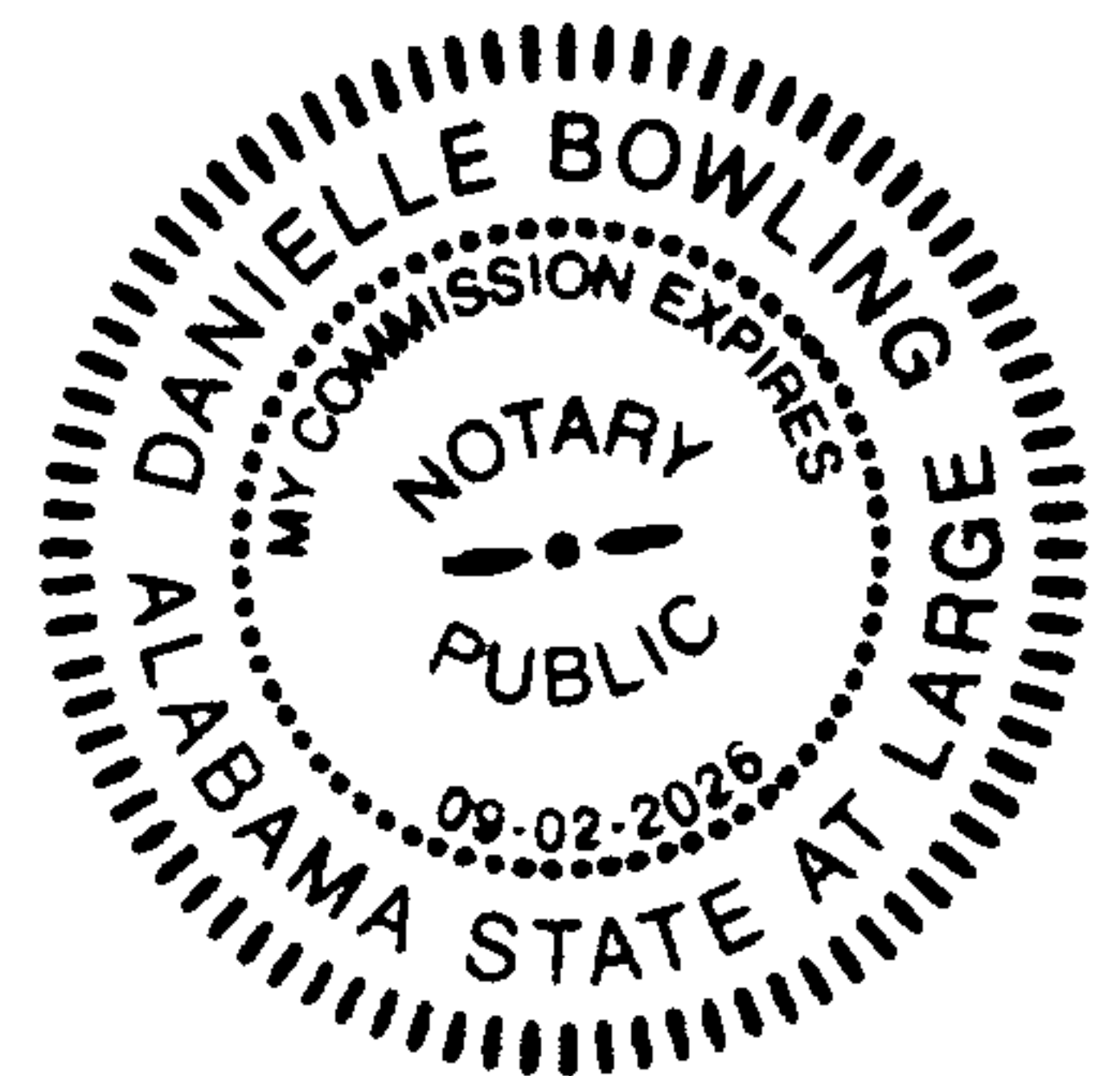


Exhibit-A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 73, ACCORDING TO THE SURVEY OF EMERALD RIDGE SECTOR III, AS RECORDED IN MAP BOOK 39, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 1020 GARNET DR., CALERA, AL 35040

Parcel Number: 284174004045000

Prior Instrument Reference: Instrument Number: 20180202000037300

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 205, ACCORDING TO THE AMENDED MAP OF FINAL PLAT CAMDEN COVE SECTOR 6, AS RECORDED IN MAP BOOK 30, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 145 MAYFAIR LN., CALERA, AL 35040

Parcel Number: 285162006013000

Prior Instrument Reference: INSTRUMENT NO: 20180202000037300

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 51, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, 2ND SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 153 ASHFORD WAY, ALABASTER, AL 35007

Parcel Number: 232101004051000

Prior Instrument Reference: INSTRUMENT NO: 20180202000037300

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 9, ACCORDING TO THE SURVEY OF MERIWEATHER, SECTOR 1, AS RECORDED IN MAP BOOK 24, PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 413 MERIWEATHER LN., CALERA, AL 35040

Parcel Number: 284201001016009

Prior Instrument Reference: INSTRUMENT NO: 20180202000037300

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 4, ACCORDING TO THE SURVEY OF CHANDALAR TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 24, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Property Address: 2056 CHANDALAR CT., PELHAM, AL 35124

Parcel Number: 131014401002004

Prior Instrument Reference: INSTRUMENT NO: 20180202000037300

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 4, ACCORDING TO THE

SURVEY OF CHANDALAR TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 24, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 2025 CHANDALAR CT., PELHAM, AL 35124

Parcel Number: 131014401002045

Prior Instrument Reference: Instrument Number: 20180202000037300

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 80, ACCORDING TO THE SURVEY OF ROCKY RIDGE TOWNHOMES, PHASE ONE, AS RECORDED IN MAP BOOK 22, PAGE 132 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 301 ROCKY RIDGE CIR., HELENA, AL 35080

Parcel Number: 138281004080000

Prior Instrument Reference: Instrument Number: 20180202000037300

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 408, ACCORDING TO THE SURVEY OF WYNDHAM ROCKHAMPTON SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 8013 ROCKHAMPTON CIR., HELENA, AL 35080

Parcel Number: 135223003030000

Prior Instrument Reference: Instrument Number: 20180202000037300

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 RESIDENTIAL HOLDINGS VI, LLC
 Mailing Address 3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

Grantee's Name OMEGA REZ 2A LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 1020 GARNET DR
CALERA, AL 35040

Date of Sale 02/09/2023
 Total Purchase Price \$
 or
 Actual Value \$

or
 Assessor's Market Value \$ 204,400.00

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 ASSESSOR'S WEBSITE

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 02/28/2023

Print JENNIFER DURKOS

☐ Unattested


 (verified by)

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

Form RT-1

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 RESIDENTIAL HOLDINGS VI, LLC
 Mailing Address 3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

Grantee's Name OMEGA REZ 2A LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 145 MAYFAIR LN
CALERA, AL 35040

Date of Sale 02/09/2023
 Total Purchase Price \$
 or
 Actual Value \$

or
 Assessor's Market Value \$ 124,900.00

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 ASSESSOR'S WEBSITE

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Instructions

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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.

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 Grantor/Grantee/Owner/Agent, circle one

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 Mailing Address 3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

Grantee's Name OMEGA REZ 2A LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 153 ASHFORD WAY
ALABASTER, AL 35007

Date of Sale 02/09/2023
 Total Purchase Price \$
 or
 Actual Value \$

or
 Assessor's Market Value \$ 216,300.00

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 ASSESSOR'S WEBSITE

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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.

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Date 02/28/2023

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Mailing Address 3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

Grantee's Name OMEGA REZ 2A LLC
Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 413 MERIWEATHER LN
CALERA, AL 35040

Date of Sale 02/09/2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 132,900.00

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 ASSESSOR'S WEBSITE

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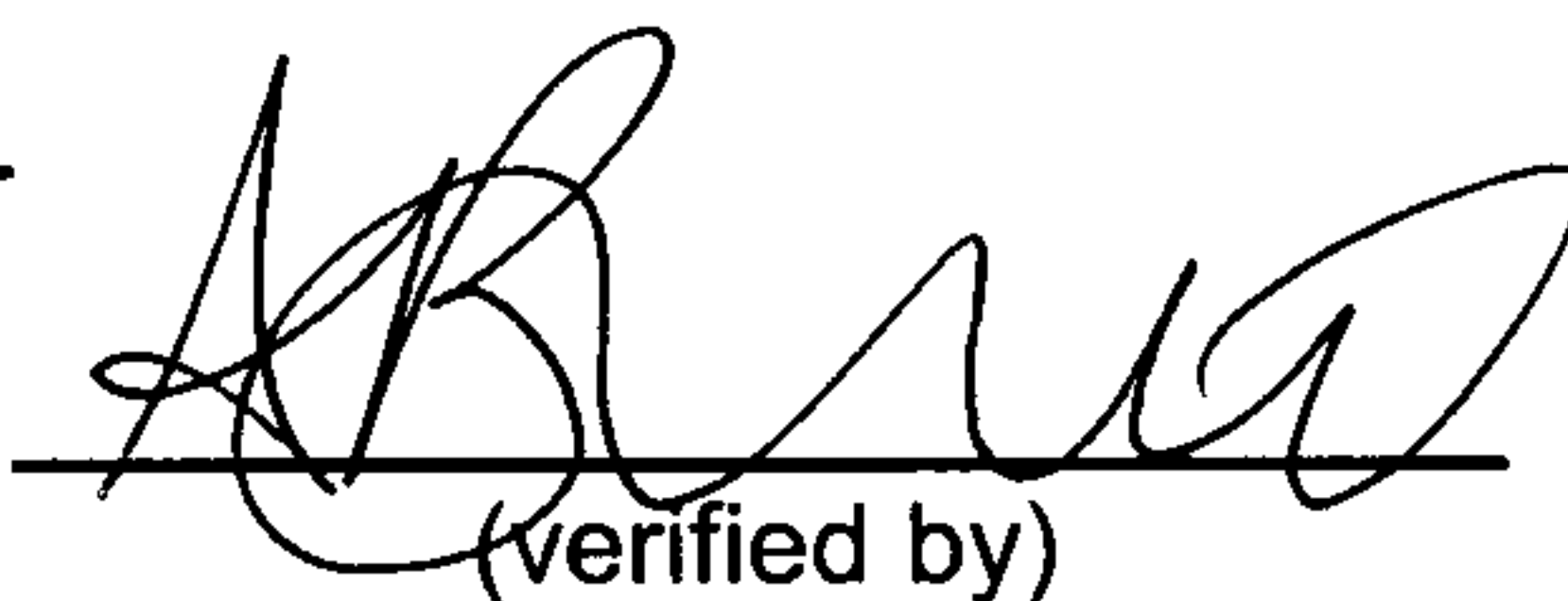
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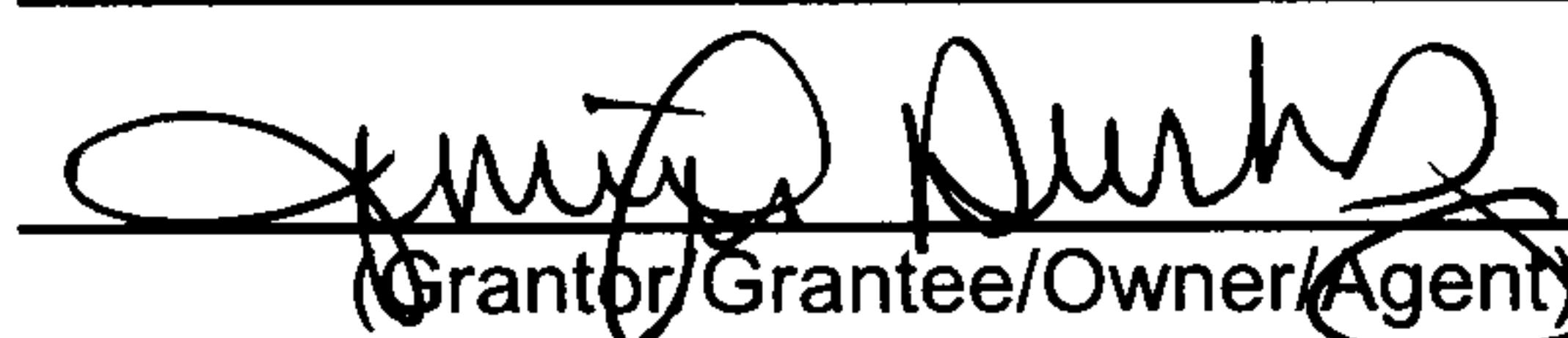
Date 02/28/2023

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 Mailing Address 3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

Grantee's Name OMEGA REZ 2A LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 2056 CHANDALAR CT
PELHAM, AL 35124

Date of Sale 02/09/2023
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 137,210.00

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 ASSESSOR'S WEBSITE

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Date 02/28/2023

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☐ Unattested


 (verified by)

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 Mailing Address 3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

Grantee's Name OMEGA REZ 2A LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 2025 CHANDALAR CT
PELHAM, AL 35124

Date of Sale 02/09/2023
 Total Purchase Price \$
 or
 Actual Value \$

or
 Assessor's Market Value \$ 135,100.00

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 ASSESSOR'S WEBSITE

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Date 02/28/2023

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 Mailing Address 3545 LORNA RIDGE DRIVE
HOOVER, AL 35216

Grantee's Name OMEGA REZ 2A LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 301 ROCKY RIDGE CIR
HELENA, AL 35080

Date of Sale 02/09/2023
 Total Purchase Price \$
 or
 Actual Value \$

or
 Assessor's Market Value \$ 127,100.00

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☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other ASSESSOR'S WEBSITE

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 (Grantor/Grantee/Owner/Agent) circle one

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HOOVER, AL 35216

Grantee's Name OMEGA REZ 2A LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 8013 ROCKHAMPTON CIR
HELENA, AL 35080

Date of Sale 02/09/2023
 Total Purchase Price \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/01/2023 08:22:38 AM
 \$1326.50 PAYGE
 20230301000055460

Allen S. Bezel

or
 Actual Value \$

or
 Assessor's Market Value \$ 193,500.00

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 ASSESSOR'S WEBSITE
☐ Closing Statement

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Date 02/28/2023

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[Signature]
 (verified by)

Sign

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

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