

**Recordation Requested By/Return to:**  
OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 518573

**Send Tax Notices to:**  
WHITE OAK PRO CONSTRUCTION LLC  
500 KEYSTONE CT  
PELHAM, AL 35124

**This Instrument Prepared By:**  
CHARLES YOW II, ESQ.  
o/b/o BC LAW FIRM, P.A.  
1300 VAN BUREN AVE 112  
OXFORD, MS 38655  
(855) 204-0276

**Source of Title:**  
Shelby County, Alabama  
Special Warranty Deed  
Instrument: 20190729000272090  
Recorded: 07/29/2019 at 03:27:59PM

## WARRANTY DEED

Executed this 14 day of June, 2023 for good consideration of **One Hundred Eighty-Six Thousand and 00/100 Dollars (\$186,000.00)**, I (we) **CONREX ML SMA 2019-01 OPERATING AGREEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 997 MORRISON DRIVE SUITE 402, CHARLESTON, SC 29403, hereby bargain, deed and convey to **WHITE OAK PRO CONSTRUCTION LLC**, whose mailing address is 500 KEYSTONE CT, PELHAM, AL 35124, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 20, ACCORDING TO THE SURVEY OF WOODLANDS HILLS, SECOND PHASE, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 138, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

APN: 23-2-09-0-001-001.001

Property Address: 200 REDWOOD DRIVE, MAYLENE, AL 35114

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of

said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

**[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]**

WITNESS the hands and seal of said Grantor(s) this 13 day of June, 2023

**CONREX ML SMA 2019-01 OPERATING AGREEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

By: Rebecca Punch

Name: Rebecca Punch

Title: Authorized Signer

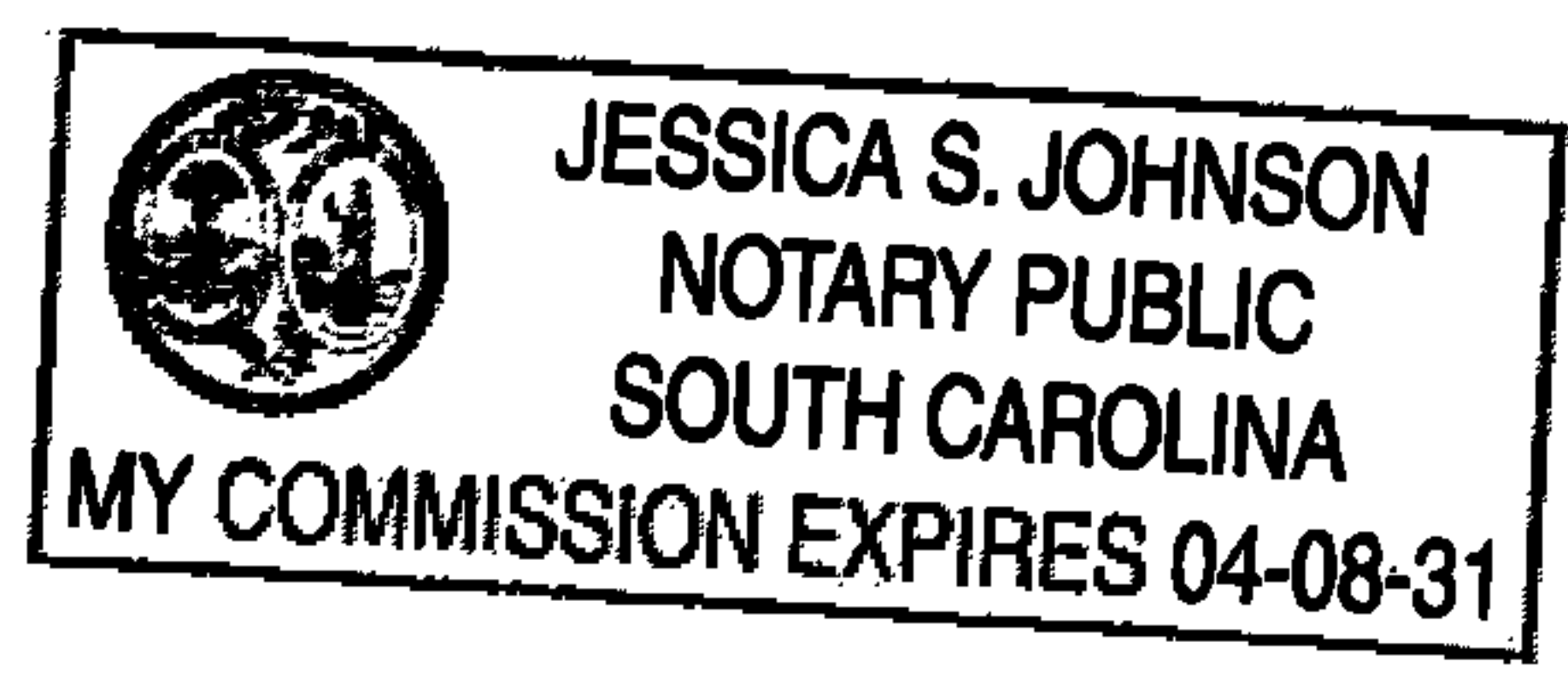
State of ~~Alabama~~ South Carolina

County of Charleston

I, Jessica S. Johnson, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Rebecca Punch, whose name as Authorized Signer (title) of **CONREX ML SMA 2019-01 OPERATING AGREEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, a corporation, 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 the above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **CONREX ML SMA 2019-01 OPERATING AGREEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 13<sup>th</sup> day of June, 2023.

J. S. Johnson  
Notary Public  
My commission expires: 4/8/31



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name Conrex ML SMA 2019-01
Mailing Address 997 Morrison Drive, Suite 402
Charleston, SC 29403

Grantee's Name White Oak Pro Construction LLC
Mailing Address 500 Keystone Ct
Pelham, AL 35124

Property Address 200 Redwood Drive, Maylene,
AL 35114200 Redwood Drive

Date of Sale June 14, 2023

Total Purchase Price \$186,000.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/15/2023 08:15:51 AM
\$217.00 JOANN
20230615000179010

or
Actual Value \$

or
Assessor's Market Value \$



The purchase price or actual value claimed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
X 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 June 14, 2023

Print OS National

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one