

File No: 614 NE 3rd St., 1241 Kensington Blvd., 1434 Amberley Woods Cv., 165 Mayfair Ln., 180 Chase Creek Cir., 570 Treymoor Lake Cir.

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
ServiceLink, LLC
1325 Cherrington Parkway
Moon Township, PA 15108

Parcel Number: **See Exhibit A**

GENERAL WARRANTY DEED

Omega Realty Holdings VI, LLC, ("Grantor"), of **4518 Valleydale Road, Hoover, AL 35242**, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Omega Rez 6d LLC**, ("Grantee"), whose tax mailing address is **4518 Valleydale Road, Hoover, AL 35242**, the following described real estate:

See Exhibit A

Property Address is: See Exhibit A

Prior deed recorded at **See Exhibit A**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c)

covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any 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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on June 29, 2023:

Omega Realty 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 as managing member, on behalf of the Grantor **Omega Realty 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 entity, 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 entity, as on the day the same bears date.

Given under my hand an official seal this 29 day of June, 2023

Danielle Bowling
Notary Public

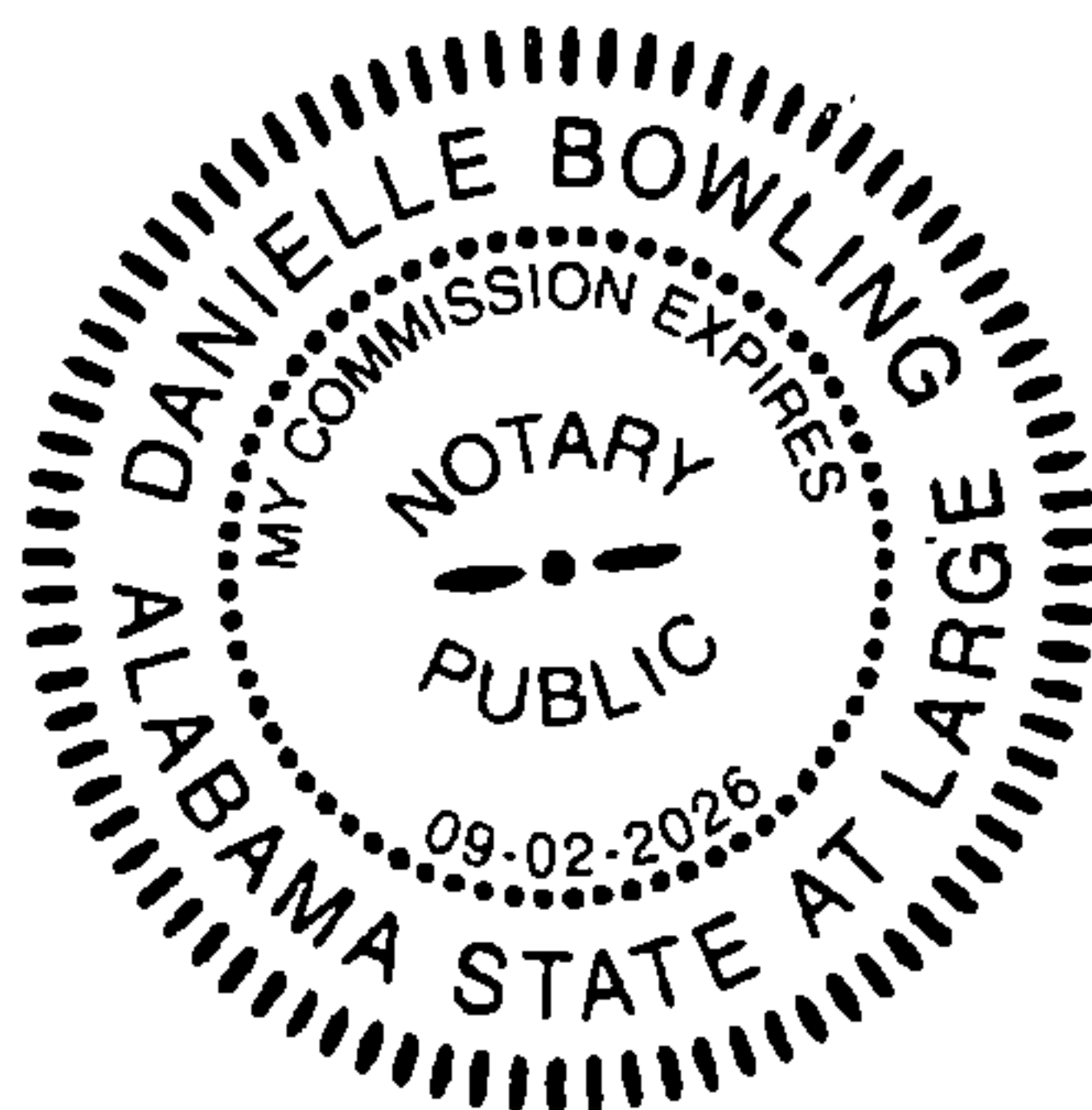


EXHIBIT A

The following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit: Lot 46, according, to the Survey of Whitestone Townhomes, Phase One, as corrected and re-recorded in Map Book 20, Page 125, in the Probate Office of Shelby County, Alabama.

Property Address: 614 NE 3rd St., Alabaster, AL 35007

Parcel Number: 13 7 36 3 062 046.000

Source of Title: 20230803606234610

The following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit: LOT 96, ACCORDING TO THE SURVEY OF KENSINGTON PLACE PHASE 1 SECTOR 1, AS RECORDED IN MAP BOOK 37, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 1241 Kensington Blvd., Calera, AL 35040

Parcel Number: 22 834 1 009 009.000

Source of Title: 20230803606234620

The following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit: LOT 7, ACCORDING TO THE SURVEY OF AMBERLEY WOODS, THIRD SECTOR, PHASE I, AS RECORDED IN MAP BOOK 20, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 1434 Amberley Woods Cv., Helena, AL 35080

Parcel Number: 13 8 27 3 006 001.050

Source of Title: 20230803006234630

The Following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit: LOT 208 B, ACCORDING TO THE AMENDED MAP OF FINAL PLAT OF CAMDEN COVE, SECTOR 6, AS RECORDED IN MAP BOOK 30, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 165 Mayfair Ln., Calera, AL 35040

Parcel Number: 28 5 16 2006 018.000

Source of Title: 20230803000234640

The following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit: LOT 74, ACCORDING TO THE SURVEY OF CHASE CREEK TOWNHOMES, PHASE TWO, AS RECORDED IN MAP BOOK 19, PAGE 160, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property Address: 180 Chase Creek Cir., Pelham, AL 35124

Parcel Number: 13 6 14 1003 056.000

Source of Title: 20230803000234650

The following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit: LOT 518, ACCORDING TO THE SURVEY OF WEATHERLY ABERDEEN, SECTOR 18, AS RECORDED IN MAP BOOK 21, PAGE 148 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. ALSO, A PART OF LOT 519 OF SAID SUBDIVISION, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 519. THENCE RUN SOUTHEAST 117.86 FEET, THENCE TURN LEFT 22 DEGREES 00 MINUTES 03 SECONDS, RUN SOUTHEAST 19.63 FEET TO A CURVE ON THE NORTHWEST RIGHT OF WAY OF TREYMOOR LAKE CIRCLE, SAID CURVE HAVING A RADIUS OF 50 FEET AND AN

ARC 7.06 FEET, THENCE RUN NORTHEAST ALONG SAID CURVE 7.06 FEET TO THE SOUTHEAST CORNER OF LOT 518, THENCE RUN NORTHWEST 125 FEET TO THE POINT OF BEGINNING.

Property Address: 570 Treymoor Lake Cir., Alabaster, AL 35007

Parcel Number: 14 931 306 S 018.000

Source of Title: 20230803000234660

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 VI, LLC
 Mailing Address 4518 VALLEYDALE RD
HOOVER, AL 35242

Grantee's Name OMEGA REZ 6d LLC
 Mailing Address 4518 VALLEYDALE RD
HOOVER, AL 35242

Property Address 614 NE 3RD ST
ALABASTER, AL 35007

Date of Sale 06/29/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$121,300

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

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.

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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 08/04/2023

Print JENNIFER DURKOS

☐ Unattested

Sign

(verified by)



Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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 Mailing Address 4518 VALLEYDALE RD
HOOVER, AL 35242

Grantee's Name OMEGA REZ 6d LLC
 Mailing Address 4518 VALLEYDALE RD
HOOVER, AL 35242

Property Address 1241 KENSINGTON BLVD
CALERA, AL 35040

Date of Sale 06/29/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$179,700

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

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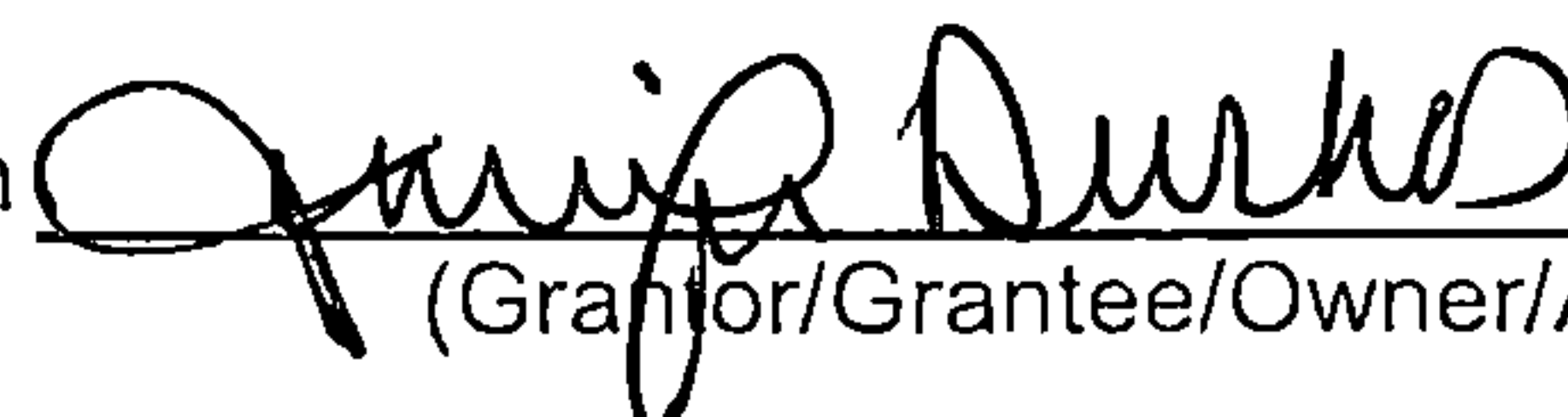
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HOOVER, AL 35242

Grantee's Name OMEGA REZ 6d LLC
 Mailing Address 4518 VALLEYDALE RD
HOOVER, AL 35242

Property Address 1434 AMBERLEY WOODS CV
HELENA, AL 35080

Date of Sale 06/29/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$128,900

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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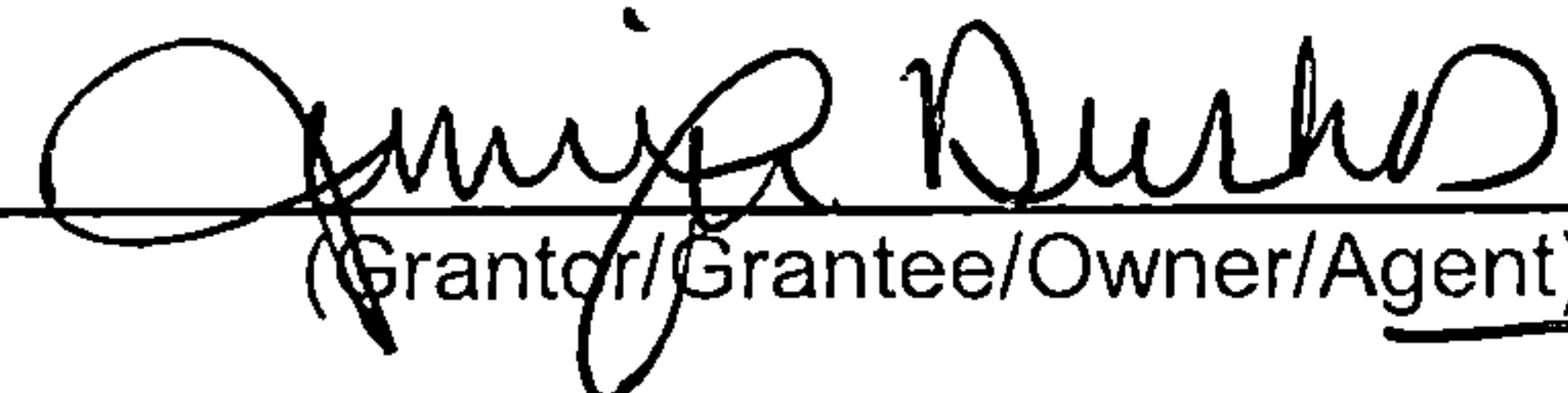
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HOOVER, AL 35242

Grantee's Name OMEGA REZ 6d LLC
 Mailing Address 4518 VALLEYDALE RD
HOOVER, AL 35242

Property Address 165 MAYFAIR LN
CALERA, AL 35040

Date of Sale 06/29/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$175,800

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

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Grantee's Name OMEGA REZ 6d LLC
 Mailing Address 4518 VALLEYDALE RD
HOOVER, AL 35242

Property Address 180 CHASE CREEK CIR
PELHAM, AL 35124

Date of Sale 06/29/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$144,700

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)

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HOOVER, AL 35242

Grantee's Name OMEGA REZ 6d LLC
 Mailing Address 4518 VALLEYDALE RD
HOOVER, AL 35242

Property Address 570 TREYMOOR LAKE CIR
ALABASTER, AL 35007

Date of Sale 06/29/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$152,500

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2023 08:21:22 AM
 \$955.00 PAYGE
 20230807000236670



Allen S. Byrd

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Sign

Jennifer Durkos

(verified by)

(Grantor, Grantee/Owner/Agent) circle one

Form RT-1