

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 523436

Send Tax Notices to:
MONICA GONZALEZ ESCAMILLA
174 JASMINE DRIVE
ALABASTER, AL 35007

This Instrument Prepared By:
LYNN BYRD, ESQ.
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

WARRANTY DEED

Executed this 19 day of September, 2023, for good consideration of **Two Hundred Thirty-Seven Thousand Twenty-Four and 00/100 Dollars (\$237,024.00)**, I (we) **CONREX RESIDENTIAL PROPERTY GROUP 2016 TRS, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 997 MORRISON DRIVE SUITE 402, CHARLESTON, AL 29403, hereby bargain, deed and convey to **MONICA GONZALEZ ESCAMILLA AND RAMON ALMICAR ROSALES REYES, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 174 JASMINE DRIVE, ALABASTER, AL 35007, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 9, ACCORDING TO THE SURVEY OF THE MEADOWS, PLAT 2, AS RECORDED IN MAP BOOK 20, PAGE 26 (ORIGINALLY MAP BOOK 20, PAGE 17) IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 23-5-15-0-004-009.000

Property Address: 174 JASMINE DRIVE, ALABASTER, AL 35007

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

This deed is being recorded simultaneously with a mortgage in the amount of \$201,470.00

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor 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 aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their 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 19 day of September, 2023.

CONREX RESIDENTIAL PROPERTY GROUP 2016 TRS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Charles VanDyne

Title: Authorized Signor

State of South Carolina)

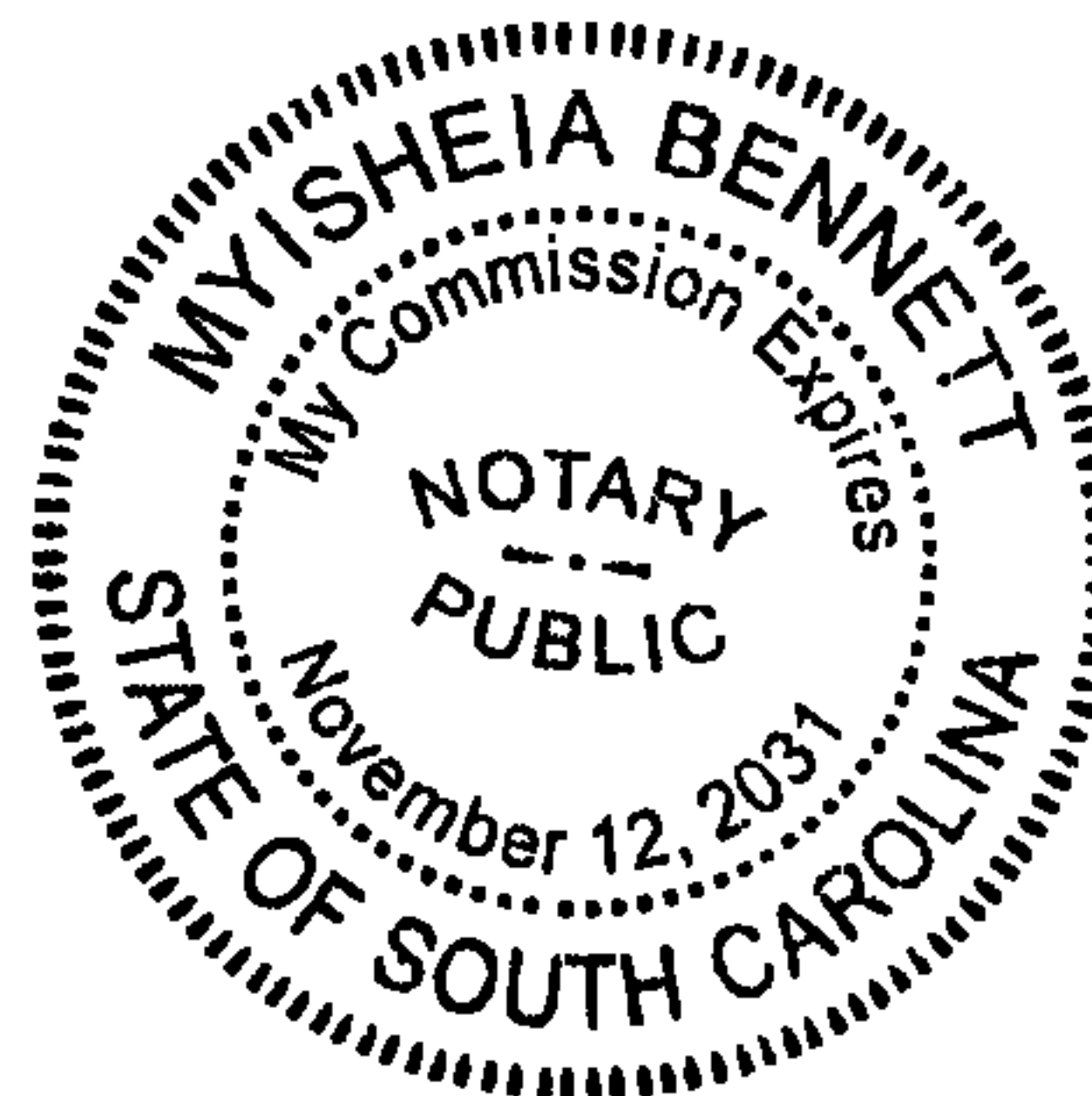
County of Charleston)

I, Myisheia Bennett, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Charles Vandyne, whose name as Authorized signor (title) of **CONREX RESIDENTIAL PROPERTY GROUP 2016 TRS, 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 RESIDENTIAL PROPERTY GROUP 2016 TRS, LLC, A DELAWARE LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 19th day of September, 2023.

Myisheia Bennett
Notary Public

My commission expires: November 12, 2031





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/26/2023 09:04:49 AM
 \$67.00 JOANN
 20230926000287580

Allen S. Bayl

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 RESIDENTIAL PROPERTY GROUP 2016 TRS, LLC, A DELAWARE LI
 Mailing Address 997 MORRISON DRIVE SUITE 402
Charleston, SC 29403

Grantee's Name MONICA GONZALEZ ESCAMILLA
 Mailing Address 174 JASMINE DRIVE
ALABASTER, AL 35007

Property Address 174 JASMINE DRIVE
ALABASTER, AL 35007

Date of Sale ~~09/01/2023~~ 9/20/2023
 Total Purchase Price \$ \$237,024.00

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
☒ Sales Contract
☐ 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 09/01/2023

Print Sean Bennett

☐ Unattested

(verified by)

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

Form RT-1