

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 200
DULUTH, GA 30097
File No. 529776-TRICON-15

Send Tax Notices to:
YULITH JUAREZ ALDANA
411 17TH STREET
CALERA, AL 35040

This Instrument Prepared By:
BARRY CAROTHERS, ESQ.
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

WARRANTY DEED

Executed this 20 day of November, 2023, for good consideration of **One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00)**, I (we) **CONREX RESIDENTIAL PROPERTY GROUP 2016 TRS, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 997 MORRISON DRIVE, SUITE 402, CHARLESTON, SC 29403, hereby bargain, deed and convey to **YULITH JUAREZ ALDANA, A SINGLE WOMAN**, whose mailing address is 411 17TH STREET, CALERA, AL 35040, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOTS 9 AND 10, BLOCK 77, ACCORDING TO J. H. DUNSTAN'S MAP OF THE TOWN OF CALERA, ALABAMA, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 28-5-16-3-002-030.000

Property Address: 411 17TH STREET, CALERA, AL 35040

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.

THIS WARRANTY DEED IS BEING RECORDED IN CONJUNCTION WITH A MORTGAGE IN THE AMOUNT OF \$167,887.00 IN FAVOR OF UNITED WHOLESALE MORTGAGE, LLC, ISAOA/ATIMA

[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantor(s) this 20 day of November, 2023.

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

By: Anton Waller

Name: Anton Waller

Title: Authorized Signor

State of ~~Alabama~~ South Carolina

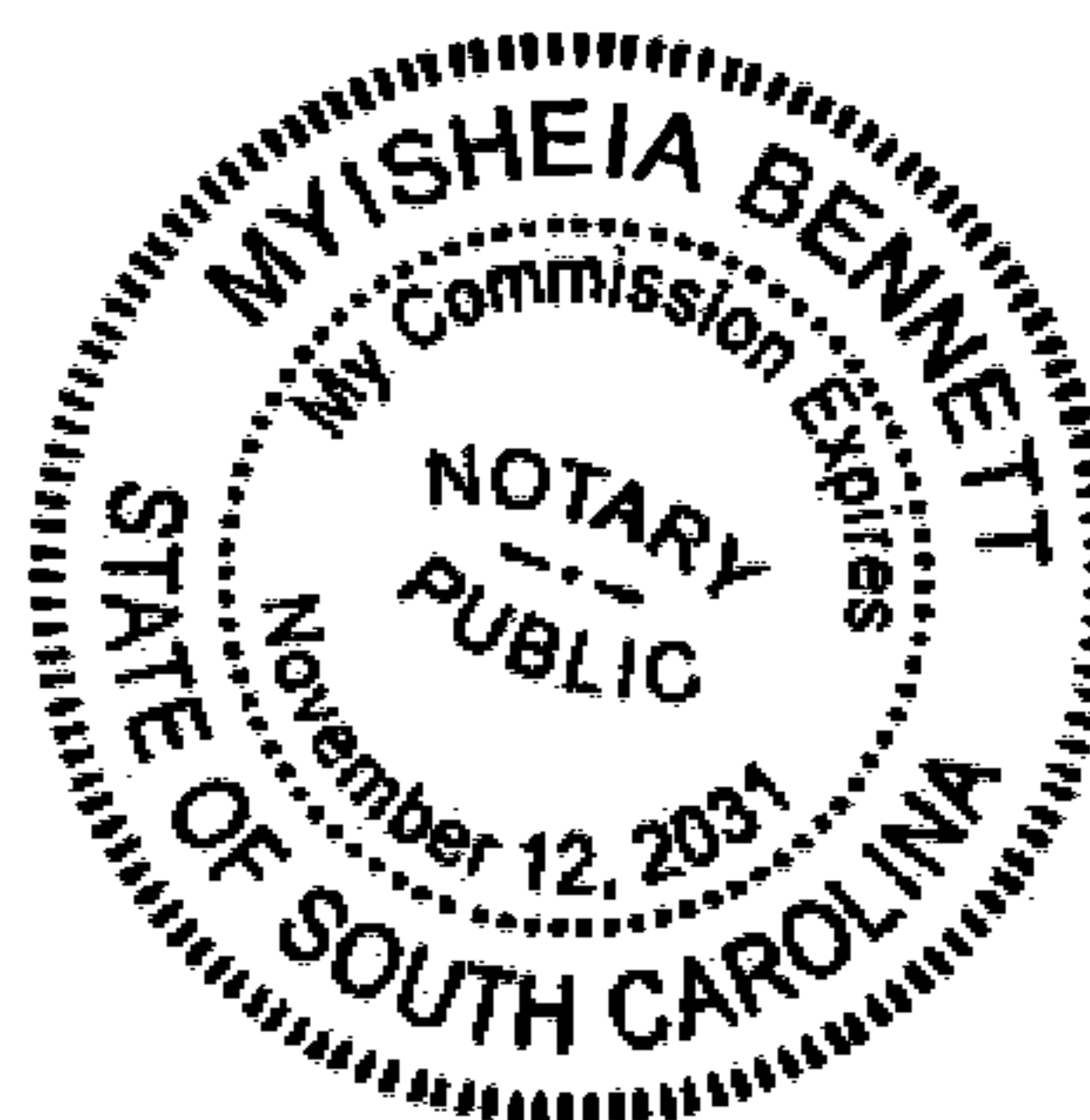
County of Charleston

I, Myisheia Bennett, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Anton Waller, 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 20th day of November, 2023.

Myisheia Bennett
Notary Public

My commission expires: November 12, 2023



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section***

Grantor's Name Conrex Residential Property
 Mailing Address 997 Morrison Dr. Ste 402
 Charleston, SC 29403

Grantee's Name Yulith Juarez Aldana
 Mailing Address 411 17th Street, Calera, AL 35040

Property Address 411 17th Street, Calera, AL
 35040

Date of Sale 11/22/2023
 Total Purchase Price \$185,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/22/2023 03:20:16 PM
 \$48.50 BRITTANI
 20231122000341940



Alvin S. Byrd

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 11/22/2023

Print **Cynthia Brown**

☐ Unattested

Sign Cynthia Brown

(verified by)

(Grantor/Grantee/Owner/Agent) circle one