

File No: 230476791, 230476784, 230476736, 230476737, 230476758, 230476725,
230476739

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

MORTGAGE IS BEING FILED SIMULTANEOUSLY

Parcel Number: **See Exhibit A**

GENERAL WARRANTY DEED

Omega Residential Holdings VIII, LLC, ("Grantor"), of **4518 Valleydale Road, Birmingham, 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 3A LLC, A Delaware Limited Liability Company**, ("Grantee"), whose tax mailing address is **4518 Valleydale Road, Birmingham, AL 35242**, the following described real estate:

See Exhibit A

Property Address is: See Exhibit A

Prior deed recorded at **Instrument No. 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 November 14, 2023:

Omega Residential Holdings VIII, 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 Residential Holdings VIII, 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 14 day of November, 2023.


Notary Public

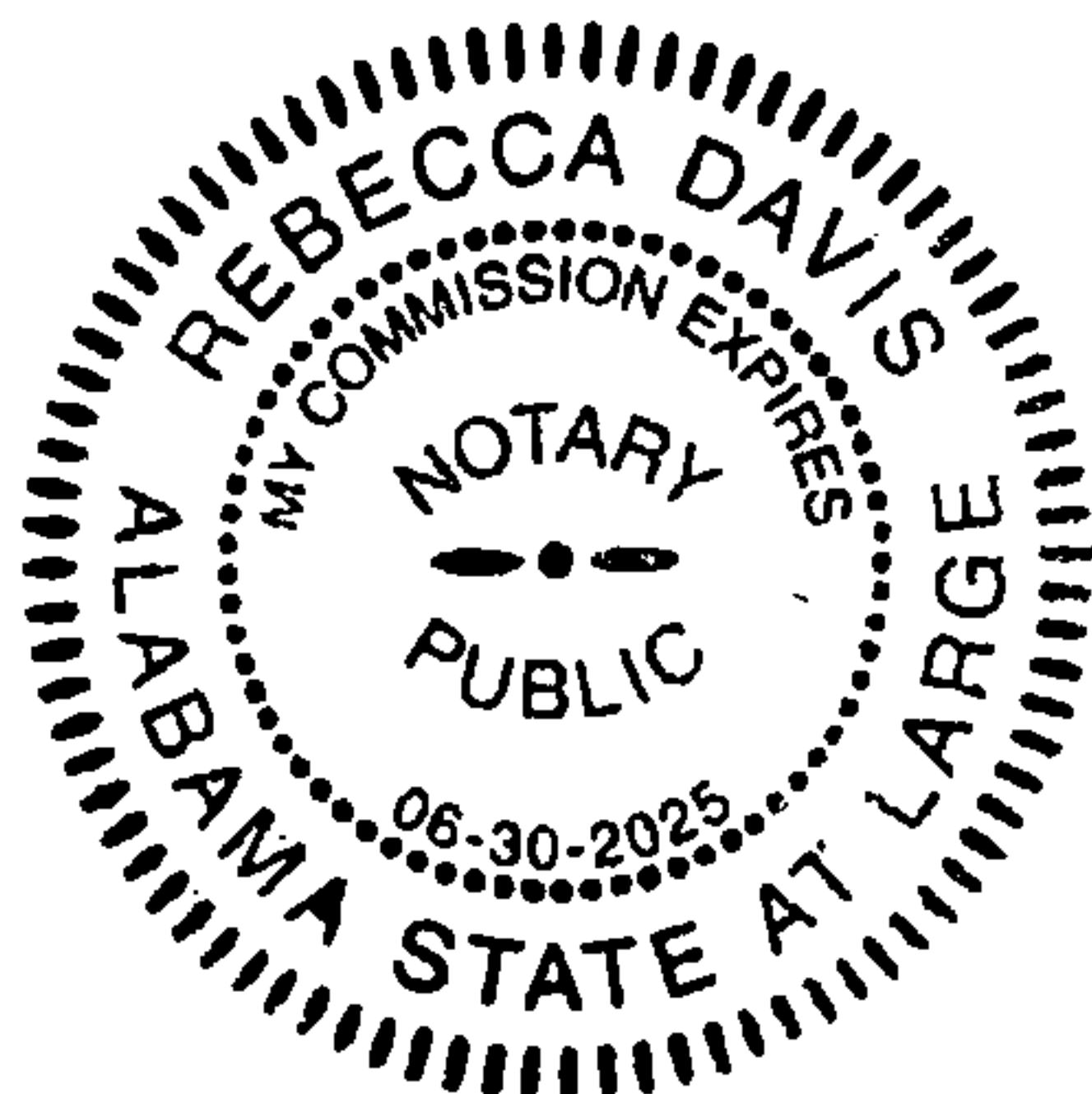


EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 17, AND THE SOUTH 5.7 FEET OF LOT 16, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWNHOMES, 3RD ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 158, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 721 Cahaba Manor Ct., Pelham, AL 35124-1557
Parcel Number: 131122004028000

BEING THE SAME PROPERTY TRANSFERRED FROM OMEGA REALTY HOLDINGS III, LLC TO OMEGA RESIDENTIAL HOLDINGS VIII, LLC BY SPECIAL WARRANTY DEED RECORDED ON 12/6/2018 AS INSTRUMENT NO. 20181206000426710.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 16, ACCORDING TO THE FINAL PLAT OF MERIWEATHER SECTOR 4, AS RECORDED IN MAP BOOK 29, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 636 Meriweather Dr., Calera, AL 35040-6209
Parcel Number: 284201001016076

BEING THE SAME PROPERTY TRANSFERRED FROM OMEGA REALTY HOLDINGS III, LLC TO OMEGA RESIDENTIAL HOLDINGS VIII, LLC BY SPECIAL WARRANTY DEED RECORDED ON 12/6/2018 AS INSTRUMENT NO. 20181206000426710.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 26, ACCORDING TO THE SURVEY OF SOMMERSBY TOWNHOMES AS RECORDED IN MAP BOOK 20, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 151 Sommersby Cir., Pelham, AL 35124-1584
Parcel Number: 131024002026000

BEING THE SAME PROPERTY TRANSFERRED FROM OMEGA REALTY HOLDINGS III, LLC TO OMEGA RESIDENTIAL HOLDINGS VIII, LLC BY SPECIAL WARRANTY DEED RECORDED ON 12/6/2018 AS INSTRUMENT NO. 20181206000426710.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 29 ACCORDING TO THE SURVEY OF SOMMERSBY TOWNHOMES, AS RECORDED IN MAP BOOK 20, AT PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 157 Sommersby Cir., Pelham, AL 35124-1584
Parcel Number: 131024002029000

BEING THE SAME PROPERTY TRANSFERRED FROM OMEGA REALTY HOLDINGS III, LLC TO OMEGA RESIDENTIAL HOLDINGS VIII, LLC BY SPECIAL WARRANTY DEED RECORDED ON 12/6/2018 AS INSTRUMENT NO. 20181206000426710.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 32, ACCORDING TO THE SURVEY OF HAMPTON SQUARE, AS RECORDED IN MAP BOOK 42, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 324 Maggie Way, Calera, AL 35040-0078
Parcel Number: 285162001034000

BEING THE SAME PROPERTY TRANSFERRED FROM OMEGA REALTY HOLDINGS III, LLC TO OMEGA RESIDENTIAL HOLDINGS VIII, LLC BY SPECIAL WARRANTY DEED RECORDED ON 12/6/2018 AS INSTRUMENT NO. 20181206000426710.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 74, ACCORDING TO THE SURVEY OF EMERALD RIDGE, SECTOR II, A SINGLE FAMILY RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 1089 Emerald Ridge Dr., Calera, AL 35040-6107
Parcel Number: 284174003004000

BEING THE SAME PROPERTY TRANSFERRED FROM OMEGA REALTY HOLDINGS III, LLC TO OMEGA RESIDENTIAL HOLDINGS VIII, LLC BY SPECIAL WARRANTY DEED RECORDED ON 12/6/2018 AS INSTRUMENT NO. 20181206000426710.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 211, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 35, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 189 Addison Dr., Calera, AL 35040-5605
Parcel Number: 284171003056000

BEING THE SAME PROPERTY TRANSFERRED FROM OMEGA REALTY HOLDINGS III, LLC TO OMEGA RESIDENTIAL HOLDINGS VIII, LLC BY SPECIAL WARRANTY DEED RECORDED ON 12/6/2018 AS INSTRUMENT NO. 20181206000426710.

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 VIII, LLC
 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Grantee's Name Omega Rez 3A LLC, A Delaware LLC
 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Property Address 721 Cahaba Manor Ct
Pelham, AL 35124

Date of Sale 11/14/2023Total Purchase Price \$0.00

or

Actual Value \$

or

Assessor's Market Value \$136,300.00

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☐ 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.

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 12/02/2023Print 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 VIII, LLC
 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Grantee's Name Omega Rez 3A LLC, A Delaware LLC
 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Property Address 636 Meriweather Dr
Calera, AL 35040

Date of Sale 11/14/2023Total Purchase Price \$0.00

or

Actual Value \$

or

Assessor's Market Value \$182,700.00

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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(verified by)

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 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Grantee's Name Omega Rez 3A LLC, A Delaware LLC
 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Property Address 151 Sommersby Cir
Pelham, AL 35124

Date of Sale 11/14/2023
 Total Purchase Price \$0.00

or
 Actual Value \$

or
 Assessor's Market Value \$197,600.00

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

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Birmingham, AL 35242

Grantee's Name Omega Rez 3A LLC, A Delaware LLC
 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Property Address 157 Sommersby Cir
Pelham, AL 35124

Date of Sale 11/14/2023
 Total Purchase Price \$0.00

or
 Actual Value \$

or
 Assessor's Market Value \$197,600.00

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)

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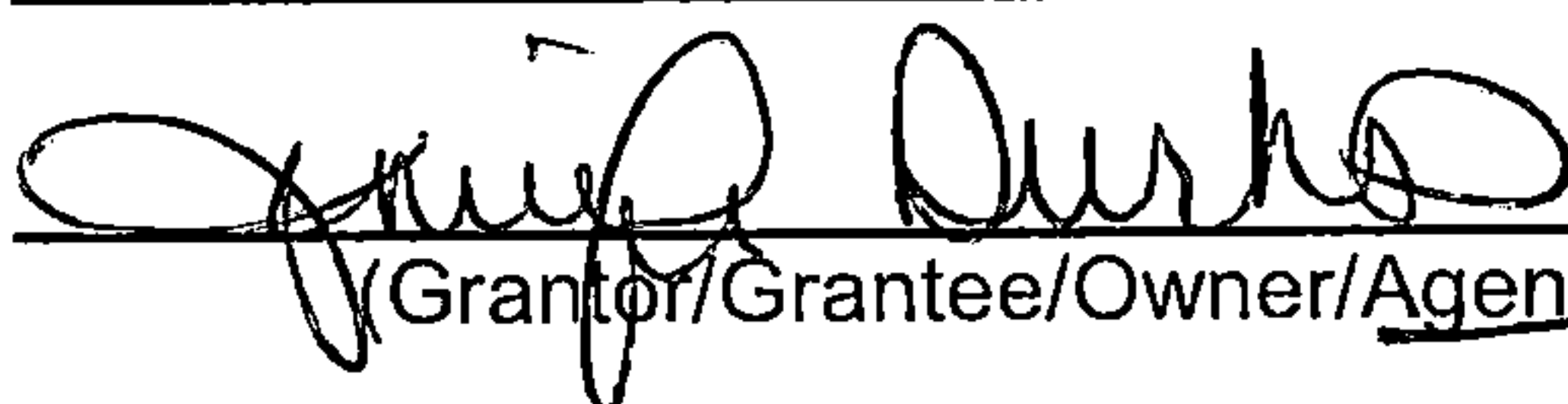
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 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Grantee's Name Omega Rez 3A LLC, A Delaware LLC
 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Property Address 324 Maggie Way
Calera, AL 35040

Date of Sale 11/14/2023

Total Purchase Price \$0.00

or

Actual Value \$

or

Assessor's Market Value \$213,900.00

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)

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Birmingham, AL 35242

Grantee's Name Omega Rez 3A LLC, A Delaware LLC
 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Property Address 1089 Emerald Ridge Dr
Calera, AL 35040

Date of Sale 11/14/2023

Total Purchase Price \$0.00

or

Actual Value \$

or

Assessor's Market Value \$221,800.00

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)

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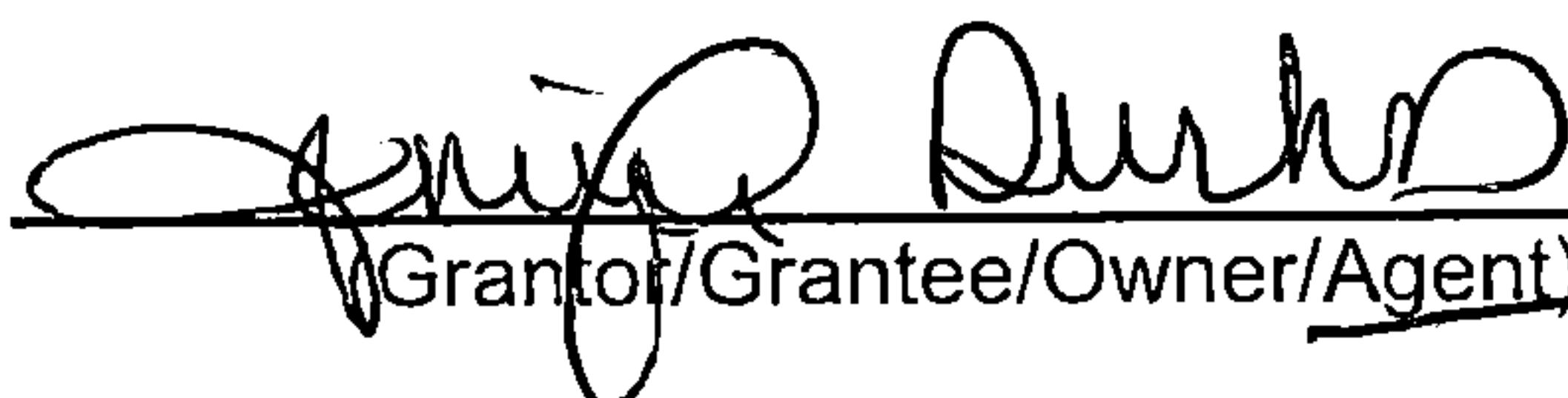
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Birmingham, AL 35242

Grantee's Name Omega Rez 3A LLC, A Delaware LLC
 Mailing Address 4518 Valleydale Road
Birmingham, AL 35242

Property Address 189 Addison Dr.
Calera, AL 35040

Date of Sale 11/14/2023Total Purchase Price \$0.00

or

Actual Value

\$

or

Assessor's Market Value \$231,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/07/2023 03:25:05 PM
 \$56.00 PAYGE
 20231207000353750

Allen S. Byrd

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☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Assessor's Website

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Date 12/02/2023Print Jennifer Durkos☐ Unattested

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Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1