

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 500
DULUTH, GA 30097
File No. OMEGA REZ 6E

Send Tax Notices to:

OMEGA REZ 6E LLC, A DELAWARE LIMITED LIABILITY COMPANY
4518 VALLEYDALE ROAD
HOOVER, AL 35242

This Instrument Prepared By:

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

-Above this line reserved for official use only-

STATE OF ALABAMA)

COUNTY OF)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS SPECIAL WARRANTY DEED, Executed this 31st day of January, 2024, for and in CONSIDERATION OF **Zero and 00/100 Dollars (\$0.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **OMEGA REALTY HOLDINGS VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 4518 VALLEYDALE ROAD, HOOVER, AL 35242 (hereinafter referred to as the “Grantor”) does hereby grant, bargain, sell, and convey unto **OMEGA REZ 6E LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose mailing address is 4518 VALLEYDALE ROAD, HOOVER, AL 35242 (hereinafter referred to as the “Grantee”) the following described real estate situated in the County of **SHELBY**, State of Alabama, to wit:

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

See attached “Exhibit A”

Prior instrument reference: **Book** _____, **Page** _____, **Document No.** _____, of the Public Records of the District Recorder of **Shelby County**, State of Alabama.

Property Address: See attached “Exhibit A”

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

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]


IN WITNESS WHEREOF, the said Grantor has hereto set his/her hand and signature to this instrument of conveyance on this 30th day of January, 2024.

Witness (If Applicable)

OMEGA REALTY HOLDINGS VI, LLC, a Delaware limited liability company

By: Omega Realty Holdings Manager, LLC, its Manager

By: _____

By: 

Name: _____

Name: Lewis W. Cummings, III


Title: Authorized Signer

State of Alabama)

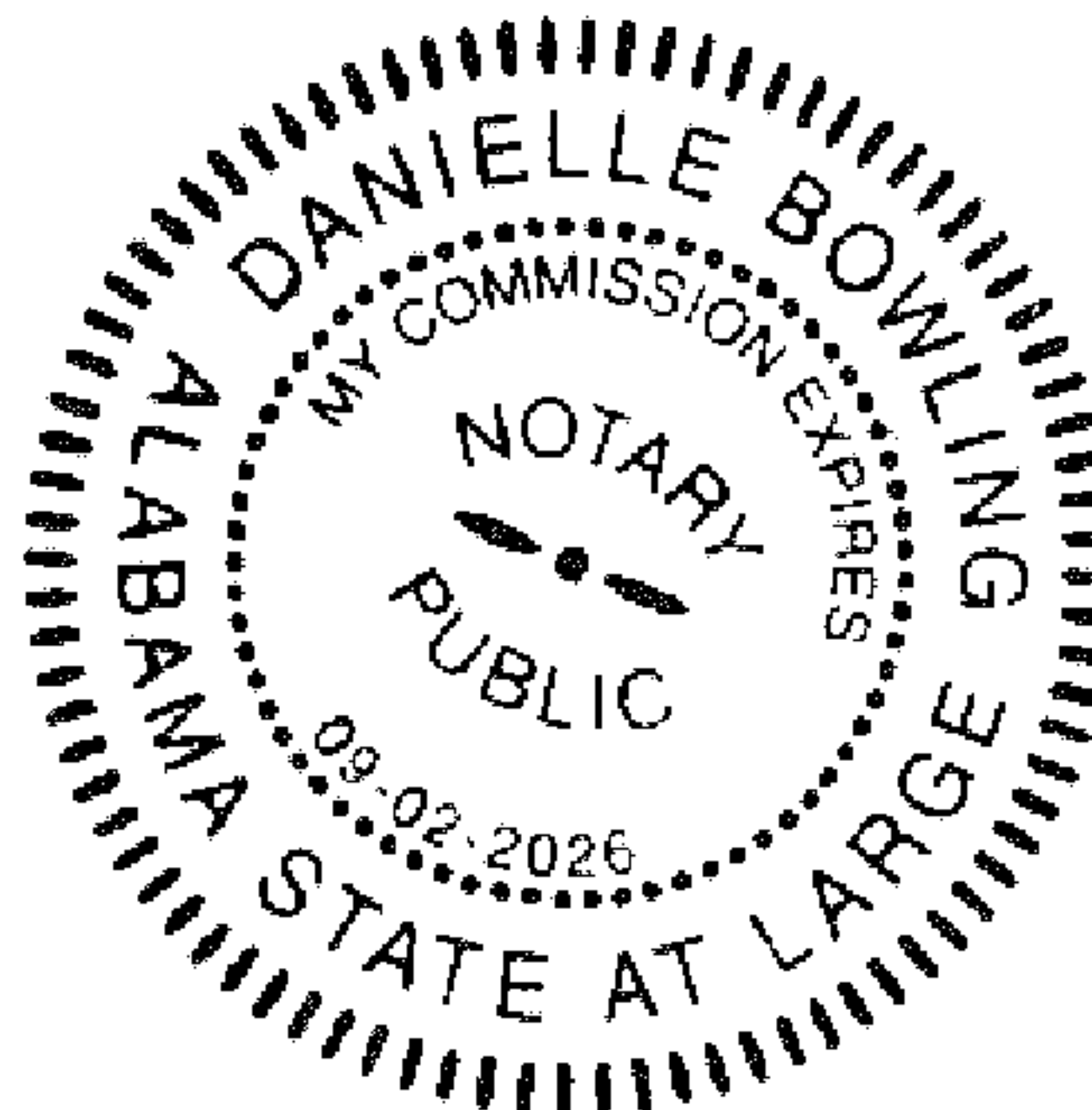
County of Shelby)

I, Danielle Bowling, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Lewis W. Cummings III, whose name as manager (title) of Omega Realty Holdings FVI LLC, 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 LLC on the same day bears date.

Given under my hand (and official seal of office) this 30 day of January, 2024.


Notary Public

My commission expires: 9/1/2026



“Exhibit A”

Address: 1013 Ashley Brook Lane, Helena, AL 35080-3344
County: Shelby
Parcel Identification Number: 13 5 21 4 004 073.000
Client Code: OMEGA-REZ6E-55

LOT 73, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Address: 117 King James Court, Alabaster, AL 35007-9197
County: Shelby
Parcel Identification Number: 13 7 26 1 002 032.000
Client Code: OMEGA-REZ6E-56

LOT 32, ACCORDING TO THE SURVEY OF SPRING GATE, SECTOR ONE, PHASE TWO, AS RECORDED IN MAP BOOK 18, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Address: 184 Hidden Trace Court, Montevallo, AL 35115-5933
County: Shelby
Parcel Identification Number: 23 7 35 0 004 012.000
Client Code: OMEGA-REZ6E-57

LOT 22, ACCORDING TO THE PLAT OF THE LAKES AT HIDDEN FOREST, PHASE 2, AS RECORDED IN MAP BOOK 37, PAGES 122 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Address: 2029 Fairbank Circle, Chelsea, AL 35043-7235
County: Shelby
Parcel Identification Number: 09 7 36 1 003 003.000
Client Code: OMEGA-REZ6E-58

LOT 3-69, ACCORDING TO THE PLAT OF CHELSEA PARK 3RD SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 23 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY. TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY CHELSEA PARK INC. AND FILED FOR RECORD AS INSTRUMENT NO. 20041014000566950, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 3RD SECTOR
EXECUTED BY CHELSEA PARK HOMES, INC. AND CHELSEA PARK RESIDENTIAL
ASSOCIATION, INC., AND RECORDED AS INSTRUMENT NO. 20041014000566970 (WHICH,
TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY
REFERRED TO AS THE "DECLARATION").

Address: 2130 Forest Lakes Lane, Sterrett, AL 35147-8150
County: Shelby
Parcel Identification Number: 09 5 22 0 003 045.000
Client Code: OMEGA-REZ6E-59

LOT 124, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES SECTOR 2 PHASE 1, AS
RECORDED IN MAP BOOK 29, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

Address: 252 Chesser Park Drive, Chelsea, AL 35043-8197
County: Shelby
Parcel Identification Number: 09 8 27 0 004 084.000
Client Code: OMEGA-REZ6E-60

LOT 84, ACCORDING TO THE SURVEY OF COTTAGES AT CHESSER, PHASE I, AS RECORDED
IN MAP BOOK 33, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;
BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Address: 259 Stonecreek Place, Calera, AL 35040-7659
County: Shelby
Parcel Identification Number: 28 3 06 0 004 043.000
Client Code: OMEGA-REZ6E-61

LOT 154, ACCORDING TO THE FINAL PLAT STONECREEK PHASE 3, AS RECORDED IN MAP
BOOK 36, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Address: 4023 Forest Lakes Road, Sterrett, AL 35147-8165
County: Shelby
Parcel Identification Number: 09 5 22 0 006 005.000
Client Code: OMEGA-REZ6E-62

LOT 509, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES, 10TH SECTOR, AS RECORDED IN MAP BOOK 31, PAGES 25 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Address: 724 Cahaba Manor Trail, Pelham, AL 35124-1552

County: Shelby

Parcel Identification Number: 13 1 12 2 002 003.055

Client Code: OMEGA-REZ6E-63

LOT 68, EXCEPT THE NORTH 5 FEET THEREOF, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 6E LLC
 Mailing Address 4518 VALLEYDALE RD
 HOOVER, AL 35242

Property Address See attached Exhibit A

Date of Sale
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 1,888,300.00

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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Assessor

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 1/30/24

Print Lewis W. Cummings III

Unattested

Sign

(verified by)

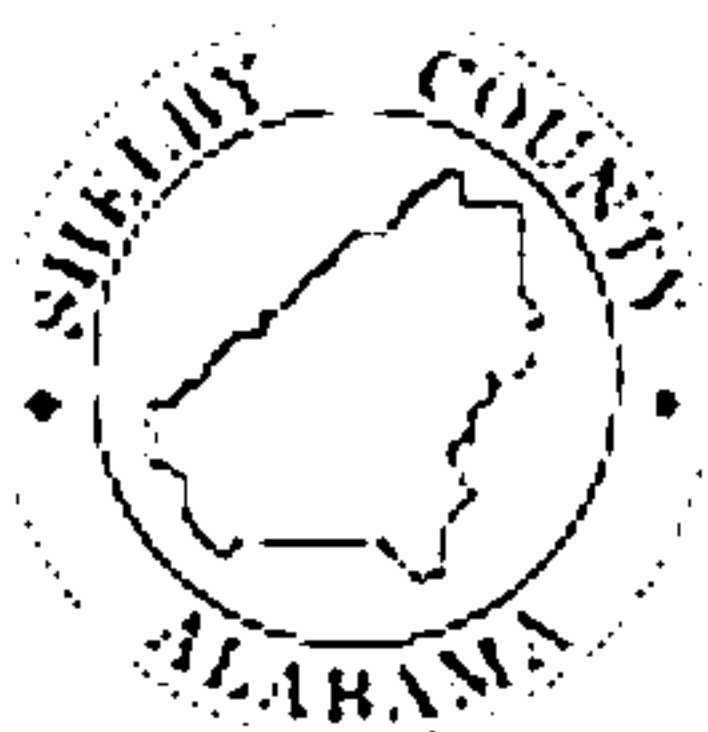
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Exhibit A

OSN File Number	Address	City	State	County	Zip
OMEGA-REZ6E-55	1013 Ashley Brook Lane	Helena	AL	Shelby	35080-3344
OMEGA-REZ6E-56	117 King James Court	Alabaster	AL	Shelby	35007-9197
OMEGA-REZ6E-57	184 Hidden Trace Court	Montevallo	AL	Shelby	35115-5933
OMEGA-REZ6E-58	2029 Fairbank Circle	Chelsea	AL	Shelby	35043-7235
OMEGA-REZ6E-59	2130 Forest Lakes Lane	Sterrett	AL	Shelby	35147-8150
OMEGA-REZ6E-60	252 Chesser Park Drive	Chelsea	AL	Shelby	35043-8197
OMEGA-REZ6E-61	259 Stonecreek Place	Calera	AL	Shelby	35040-7659
OMEGA-REZ6E-62	4023 Forest Lakes Road	Sterrett	AL	Shelby	35147-8165
OMEGA-REZ6E-63	724 Cahaba Manor Trail	Pelham	AL	Shelby	35124-1552



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2024 11:13:34 AM
\$44.00 BRITTANI
20240212000034970

Allen S. Bayl