

This document prepared by:

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**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)	<u>Send Tax Notice to</u>
)	VINEBROOK HOMES BORROWER 2, LLC
COUNTY OF <u>SHELBY</u>)	3500 Park Center Dr., Suite 100
		Dayton, OH 45414

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

CONREX RESIDENTIAL PROPERTY GROUP 2013-3 OPERATING COMPANY, LLC, a Delaware limited liability company, whose mailing address is
3500 Park Center Dr., Suite 100, Dayton, OH 45414

(hereinafter referred to as "Grantor"), in hand paid by

VINEBROOK HOMES BORROWER 2, LLC, a Delaware limited company, whose mailing address is
3500 Park Center Dr., Suite 100, Dayton, OH 45414

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in SHELBY County, Alabama (herein referred to as the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

**\$ _____ OF THE CONSIDERATION WAS DERIVED
FROM THE MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of SHELBY County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of February 29, 2024.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]**

GRANTOR:

**CONREX RESIDENTIAL PROPERTY GROUP
2013-3 OPERATING COMPANY, LLC,**
a Delaware limited liability company

By: [Signature]
Name: Brian Mitts
Title: Authorized Representative

STATE OF TEXAS)
) SS
COUNTY OF Dallas)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Brian Mitts, as Authorized Representative, of **CONREX RESIDENTIAL PROPERTY GROUP 2013-3 OPERATING COMPANY, LLC**, a Delaware limited liability company, 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 instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and Notarial Seal this the 21 day of February, 2024.

[Signature]
Notary Public

[AFFIX NOTARIAL SEAL]

Commission expires: 6/13/2027

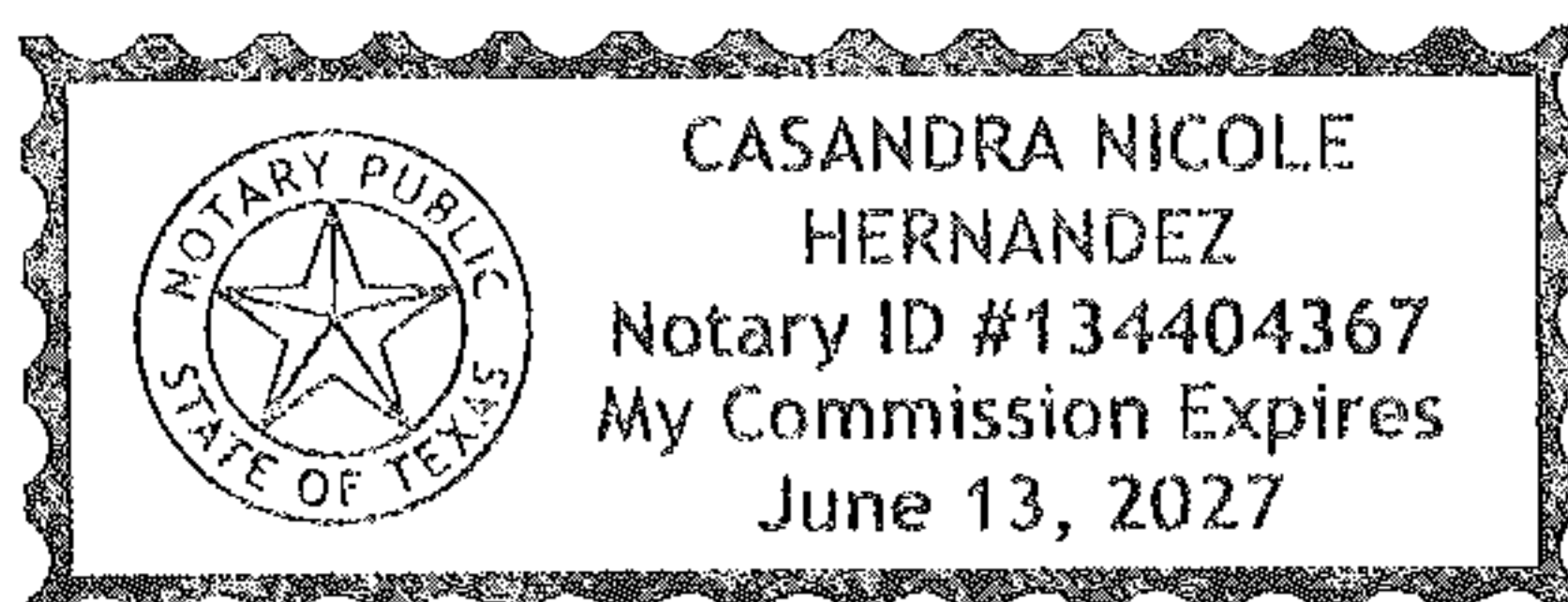


EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	763191-V24-1	109 WATERFORD HIGHLANDS TRL	CALERA	AL	35040	SHELBY
2	763143-V24-1	333 SAVANNAH CIR	CALERA	AL	35040	SHELBY
3	763262-V24-1	352 UNION STATION WAY	CALERA	AL	35040	SHELBY
4	763073-V24-1	387 UNION STATION WAY	CALERA	AL	35040	SHELBY
5	763015-V24-1	443 CAMDEN COVE CIR	CALERA	AL	35040	SHELBY
6	763158-V24-1	516 PARK VILLAGE LN	ALABASTER	AL	35007	SHELBY
7	763167-V24-1	1179 VILLAGE TRL	CALERA	AL	35040	SHELBY
8	763000-V24-1	1356 OLD BOSTON RD	ALABASTER	AL	35007	SHELBY

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 109 WATERFORD HIGHLANDS TRL, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 763191-V24-1

TAX PARCEL ID/APN: 22 7 35 2 005 013.000

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 446, ACCORDING TO THE FINAL PLAT OF WATERFORD HIGHLANDS SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 30, PAGE 110 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 333 SAVANNAH CIR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 763143-V24-1

TAX PARCEL ID/APN: 22 9 31 2 004 001.000

LOT 601 A, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, 6TH SECTOR, RESURVEY OF LOT 601, AS RECORDED IN MAP BOOK 31, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-3

STREET ADDRESS: 352 UNION STATION WAY, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 763262-V24-1

TAX PARCEL ID/APN: 28 3 06 0 007 021.000

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT: LOT 27, ACCORDING TO THE SURVEY OF UNION STATION PHASE I, AS RECORDED IN MAP BOOK 41, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-4

STREET ADDRESS: 387 UNION STATION WAY, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 763073-V24-1

TAX PARCEL ID/APN: 28 3 06 0 007 024.000

LOT 49, ACCORDING TO THE SURVEY OF UNION STATION PHASE I, AS RECORDED IN MAP BOOK 41, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-5

STREET ADDRESS: 443 CAMDEN COVE CIR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 763015-V24-1

TAX PARCEL ID/APN: 28 5 16 2 009 013.000

LOT 234, ACCORDING TO THE SURVEY OF THE FINAL PLAT OF CAMDEN COVE, SECTOR 9, AS RECORDED IN MAP BOOK 33, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-6

STREET ADDRESS: 516 PARK VILLAGE LN, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 763158-V24-1

TAX PARCEL ID/APN: 23-7-26-0-010-028.000

LOT 28, ACCORDING TO THE FINAL PLAT PARK FOREST VILLAGE, AS RECORDED IN MAP BOOK 31, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-7

STREET ADDRESS: 1179 VILLAGE TRL, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 763167-V24-1

TAX PARCEL ID/APN: 22 7 35 2 006 027.000

LOT 330, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 2, AS RECORDED IN MAP BOOK 30, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-8

STREET ADDRESS: 1356 OLD BOSTON RD, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 763000-V24-1

TAX PARCEL ID/APN: 13 8 34 1 003 014.000

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 64, ACCORDING TO THE SURVEY OF VALLEY FORGE, AS RECORDED IN MAP BOOK 6, PAGE 60, 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 **CONREX RESIDENTIAL PROPERTY GROUP**
2013-3 OPERATING COMPANY, LLCGrantee's Name **VINEBROOK HOMES BORROWER 2, LLC**Mailing Address 3500 Park Center Dr., Suite 100
Dayton, OH 45414Mailing Address 3500 Park Center Dr., Suite 100
Dayton, OH 45414Property Address SEE ATTACH EXHIBIT ADate of Sale 2/29/2024

Total Purchase Price \$ _____

or

Actual Value \$ 1,903,000.00

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☐ Appraisal☐ Sales Contract☐ Other _____☐ 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 2/21/2024Print Brian Mills, Authorized Representative

Unattested

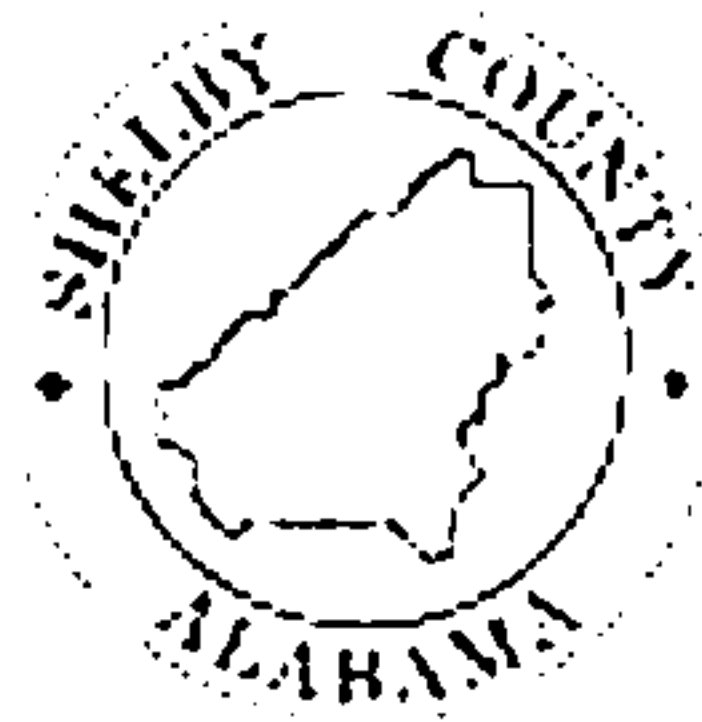
Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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8	763000-V24-1	1356 OLD BOSTON RD	ALABASTER	AL	35007	SHELBY



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2024 08:16:47 AM
\$1958.00 JOANN
20240315000071430

Allen S. Bayl