

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 2013-5 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.

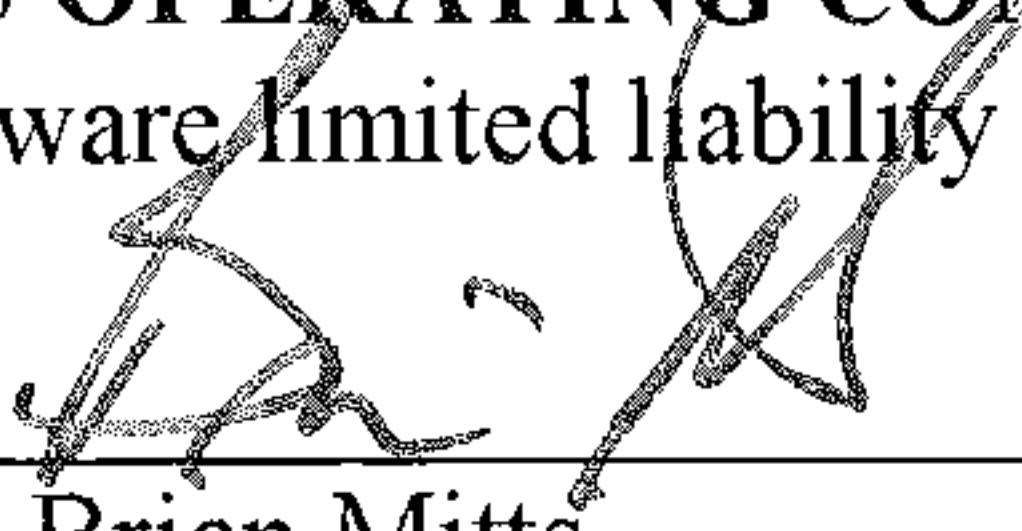
TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

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:

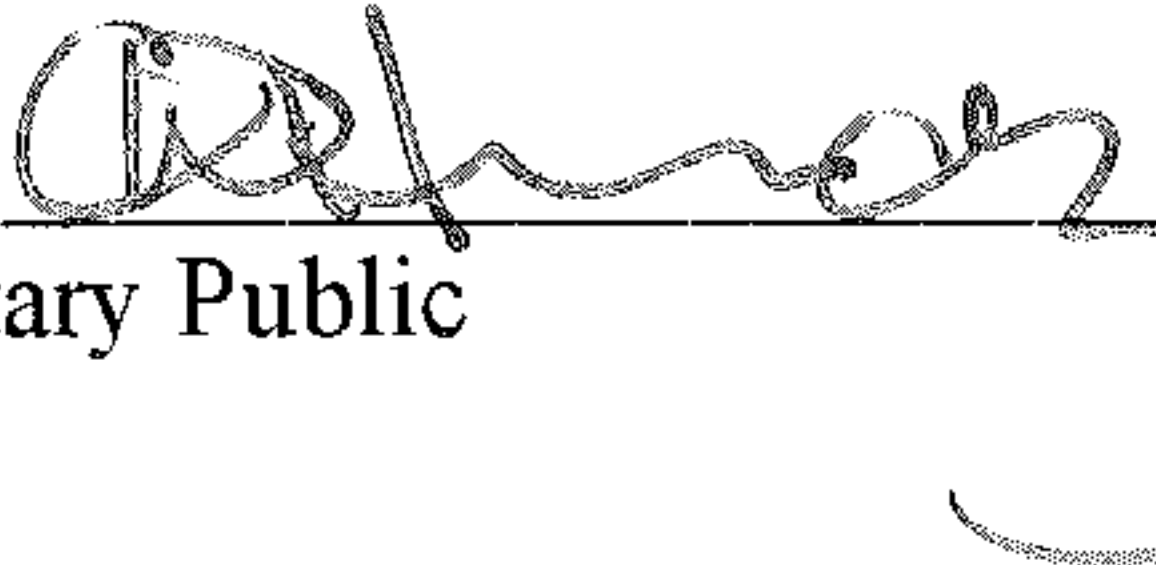
**CONREX RESIDENTIAL PROPERTY GROUP
2013-5 OPERATING COMPANY, LLC,**
a Delaware limited liability company

By: 
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 2013-5 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.


Notary Public

[AFFIX NOTARIAL SEAL]

Commission expires: 6/13/2027

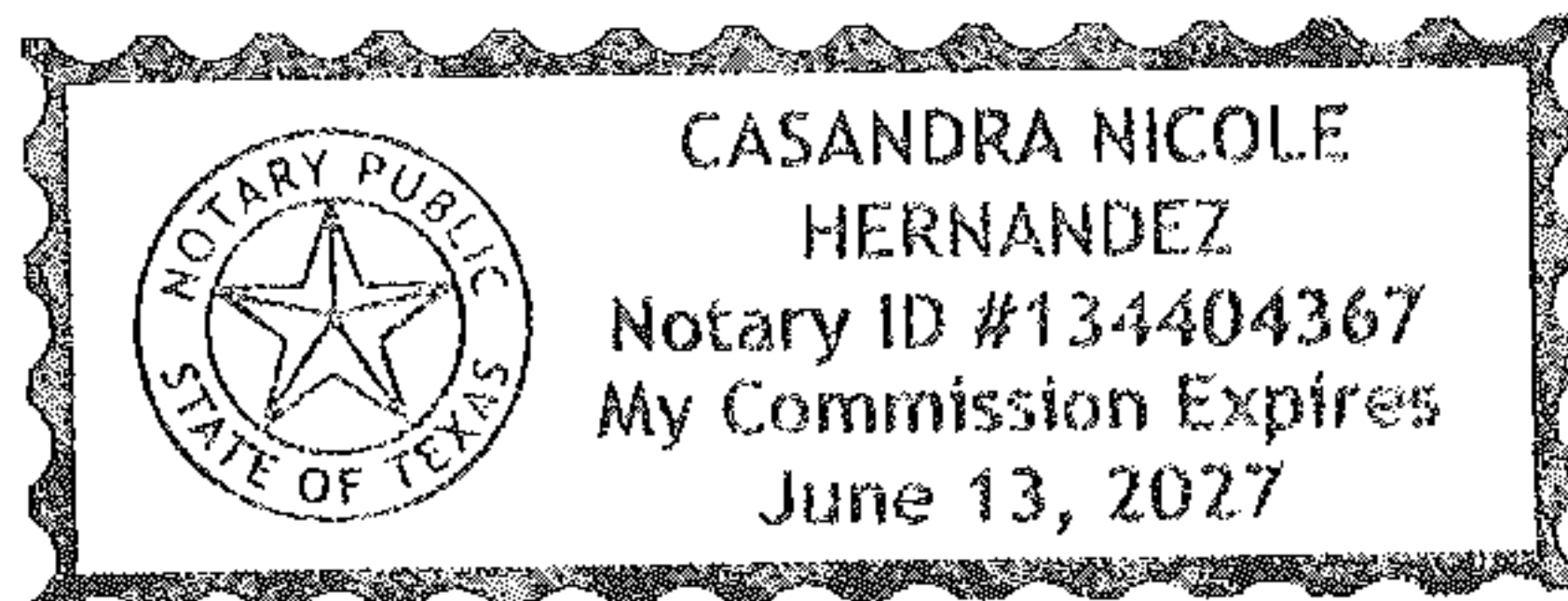


EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	765060-V24-1	2 MONTE VERDE LN	MONTEVALLO	AL	35115	SHELBY
2	765076-V24-1	160 MOSS STONE LN	CALERA	AL	35040	SHELBY
3	765070-V24-1	462 SAVANNAH CV	CALERA	AL	35040	SHELBY
4	765056-V24-1	1076 FAIRBANK LN	CHELSEA	AL	35043	SHELBY
5	765064-V24-1	1337 5TH AVE SW	ALABASTER	AL	35007	SHELBY
6	765013-V24-1	2011 20TH ST	CALERA	AL	35040	SHELBY

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 2 MONTE VERDE LN, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: 765060-V24-1

TAX PARCEL ID/APN: 23 7 35 0 003 028.000

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 2, ACCORDING TO THE SURVEY OF MONTE VERDE, AS RECORDED IN MAP BOOK 6, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING IN SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 160 MOSS STONE LN, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 765076-V24-1

TAX PARCEL ID/APN: 283060005029

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 76, ACCORDING TO THE FINAL PLAT OF STONECREEK PHASE 4, AS RECORDED IN MAP BOOK 37, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-3

STREET ADDRESS: 462 SAVANNAH CV, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 765070-V24-1

TAX PARCEL ID/APN: 22 9 31 2 003 013.000

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 513, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EXHIBIT A-4

STREET ADDRESS: 1076 FAIRBANK LN, CHELSEA, AL 35043

COUNTY: SHELBY

CLIENT CODE: 765056-V24-1

TAX PARCEL ID/APN: 08 9 31 2 003 025.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 3-42, 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, ALABAMA.

EXHIBIT A-5

STREET ADDRESS: 1337 5TH AVE SW, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 765064-V24-1

TAX PARCEL ID/APN: 23 2 03 1 002 044.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 3, BLOCK 2, ACCORDING TO THE MAP AND SURVEY OF ALL ACRES SUBDIVISION, THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-6

STREET ADDRESS: 2011 20TH ST, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 765013-V24-1

TAX PARCEL ID/APN: 35 2 03 1 002 0034.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 29 OF FARRIS SUBDIVISION, CALERA, ALABAMA, ACCORDING TO THE MAP OR PLAT OF FARRIS SURVEY AND SUBDIVISION OF CALERA, ALABAMA, RECORD IN MAP BOOK 3, PAGE 126, IN THE OFFICE OF THE JUDGE OF PROBATE 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**
2013-5 OPERATING COMPANY, LLC
Mailing Address 3500 Park Center Dr., Suite 100
Dayton, OH 45414

Grantee's Name **VINEBROOK HOMES BORROWER 2, LLC**
Mailing Address 3500 Park Center Dr., Suite 100
Dayton, OH 45414

Property Address SEE ATTACH EXHIBIT A

Date of Sale 2/29/2024
Total Purchase Price \$ _____
or
Actual Value \$ 1,568,000.00
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
- 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.

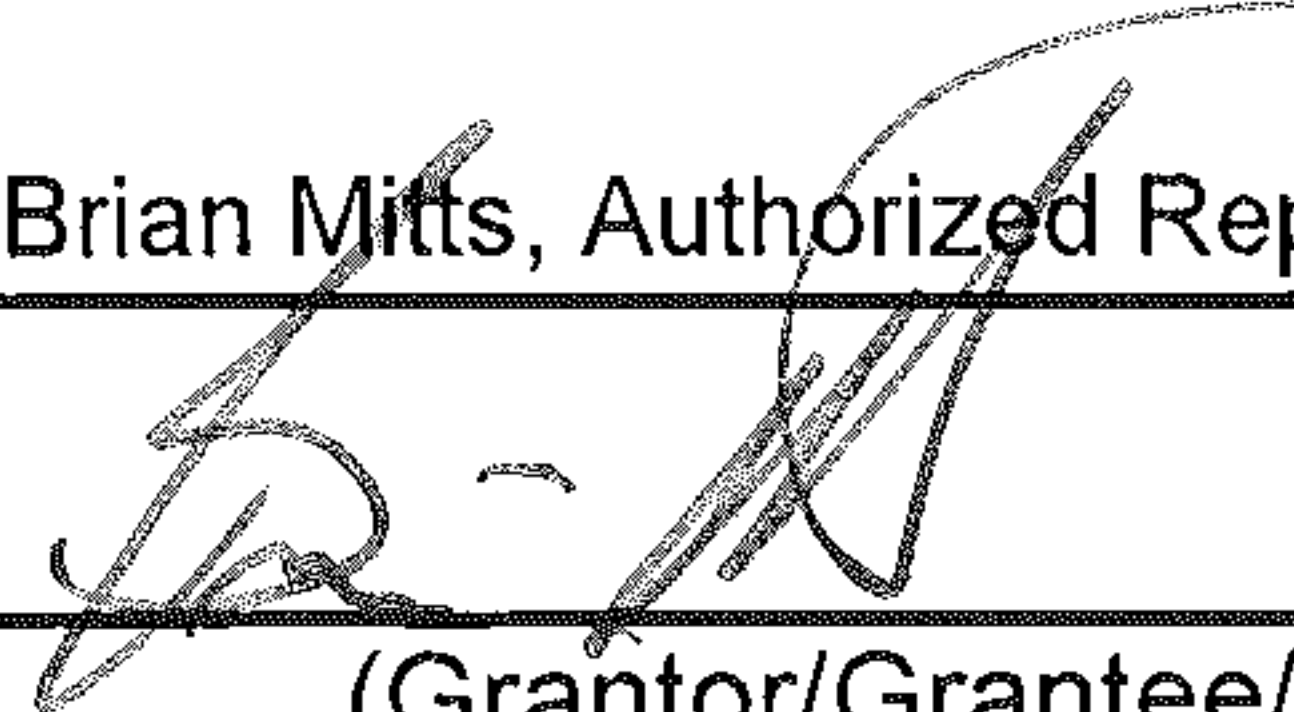
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 2/21/2024

Print Brian Mitts, Authorized Representative

Unattested _____
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

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6	765013-V24-1	2011 20TH ST	CALERA	AL	35040	SHELBY



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2024 08:16:49 AM
\$1620.00 JOANN
20240315000071450

Allie S. Boyd