

**This Instrument Prepared by:**

**Jack R. Thompson, Jr.**  
**Law Office of Jack R. Thompson, Jr. LLC**  
**416 Yorkshire Dr**  
**Birmingham, AL 35209**  
**ATB4022**

**SEND TAX NOTICE TO:**

**Jon G. Atkinson**  
**1156 Dearing Downs Dr.**  
**Helena, Al 35080**

[Space Above This Line for Recording Data]

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Two Hundred Seventy Five Thousand Dollars and 00/100 Dollars (\$275,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Conrex Residential Property Group 2016-03 Operating Company, LLC, a Delaware Limited Liability Company** whose mailing address is: **997 Morrison Dr, Ste 402, Charleston, SC 29403** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jon Graham Atkinson** whose mailing address **1156 Dearing Downs Dr., Helena, Al 35080** (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **1156 Dearing Downs Dr., Helena, Al 35080** to wit:

**Lot 2, according to the Survey of Dearing Downs, 7th Addition, as recorded in Map Book 9, Page 177, in the Probate Office of Shelby County, Alabama.**

**Easement for ingress and egress described as follows:**

**Commence at the Southeast Corner of Lot 2 of Dearing Downs Subdivision 7th Addition as recorded at the Shelby County Probate Records in Map Book 9, Page 177, run thence N 0°01'44" West along the east line of said Lot 2 for 166.77 feet to the point of beginning; run thence N 74°12' East for 51.97 feet to the North right of way line of Dearing Downs Drive; thence run in a Northeasterly direction along said North right of way and a curve to the left, having a radius of 821.94 feet for an arc length of 30.19 feet; run thence S 74°12' W for 72.72 feet to the East line, of said Lot 2; run thence S 0°01'44" E along said east line for 17.0 feet to the point of beginning; said land being in the NW¼ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama.**

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$195,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27<sup>th</sup> day of March, 2024.

**Conrex Residential Property Group 2016-03  
Operating Company, LLC, a Delaware  
limited liability company**

Rebecca Punch

**By: Rebecca Punch  
Its: Authorized Signer**

STATE OF South Carolina  
COUNTY OF Charleston

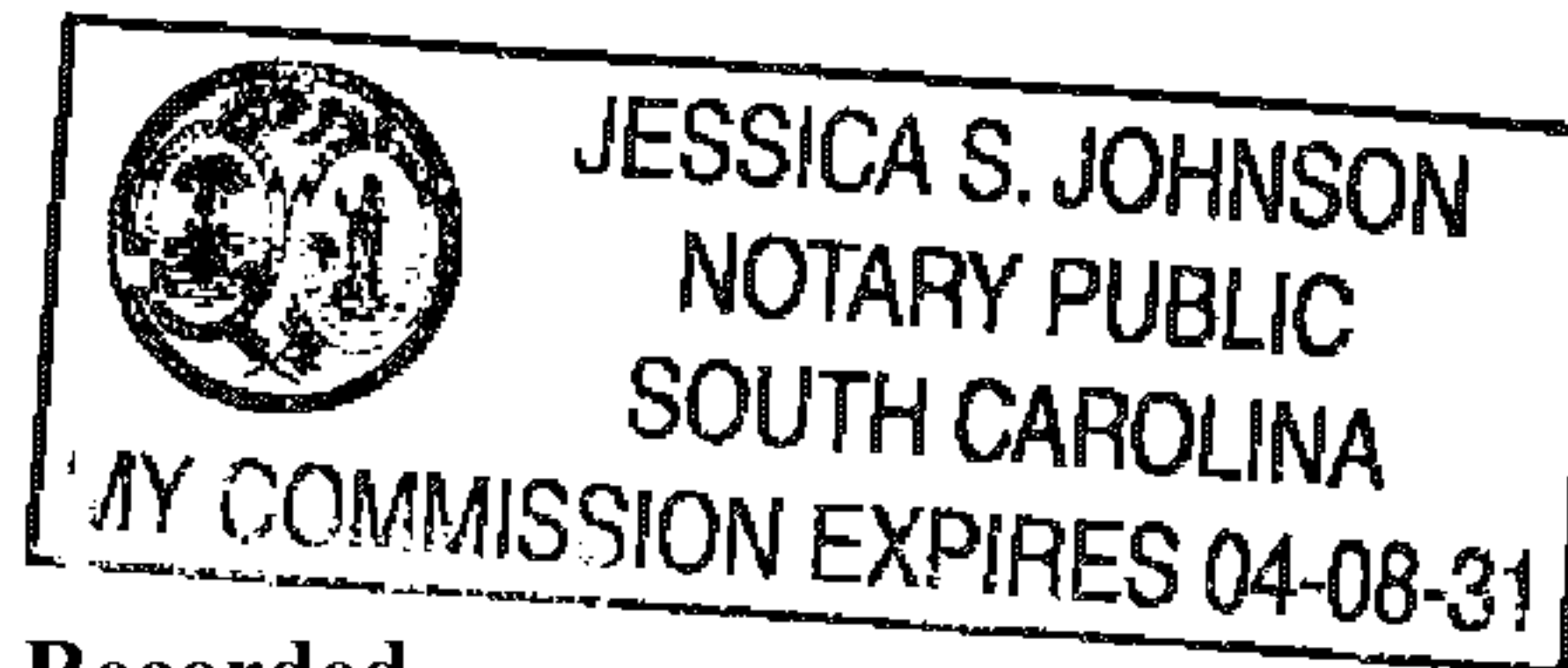
I, Jessica S. Johnson

, a Notary Public in and for said county in said state, hereby certify that **Rebecca Punch** whose name is (are) signed to the foregoing conveyance as Authorized Signer of **Conrex Residential Property Group 2016-03 Operating Company, LLC, a Delaware limited liability company** and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they as such Authorized Members executed the same voluntarily and with full authority.

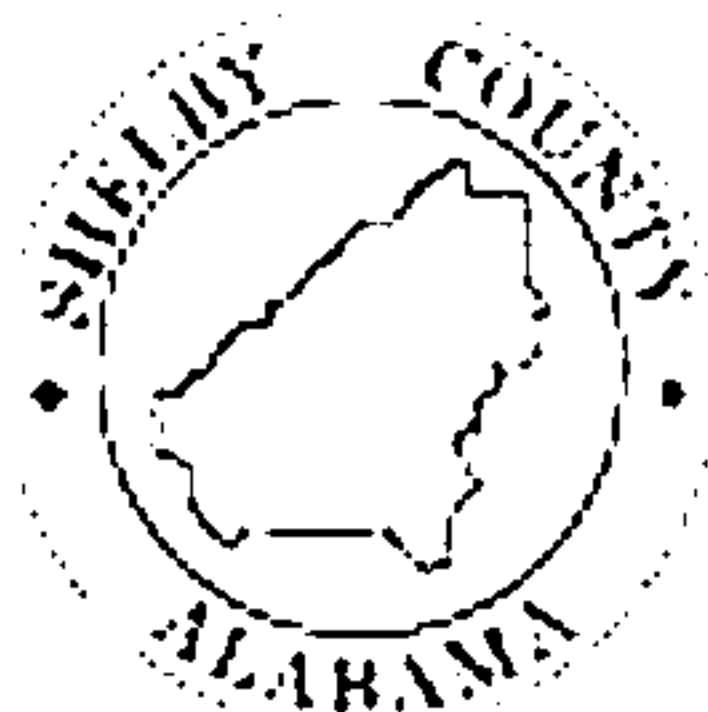
WITNESS my hand and official seal in the county and state aforesaid this the 27<sup>th</sup> day of March, 2024.

My Commission Expires:

Jessica S. Johnson  
Notary Public



(SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/29/2024 10:43:57 AM  
\$105.00 BRITTANI  
20240329000086550

Allie S. Bayl