

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30097
File No. OMEGA RH IV

Send Tax Notices to:

OMEGA REZ 4A LLC, A DELAWARE LIMITED LIABILITY COMPANY
4518 VALLEYDALE ROAD
HOOVER, AL 35242

This Instrument Prepared By:

LYNN BYRD, AL Bar No. ASB6789D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

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STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

EFFECTIVE JULY 19, 2024

THIS SPECIAL WARRANTY DEED, Executed this 15th day of July, 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 RESIDENTIAL HOLDINGS XII, 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 4A 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Prior instrument reference: Document No. 20201001000445070 of the Public Records of the District Recorder of SHELBY County, State of Alabama.

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]

Executed on this 15th day of July, 20 24.

OMEGA RESIDENTIAL HOLDINGS XII, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: [Signature]

Name: Lewis W. Cummings III

Title: President

STATE OF Alabama
COUNTY OF Shelby } SS.

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 President (title) of **OMEGA RESIDENTIAL HOLDINGS XII, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, a corporation/ limited liability company/national association/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 above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **OMEGA RESIDENTIAL HOLDINGS XII, LLC, A DELAWARE LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 15 day of July, 20 24.

[Signature]
Notary Public
My commission expires: 9-2-26

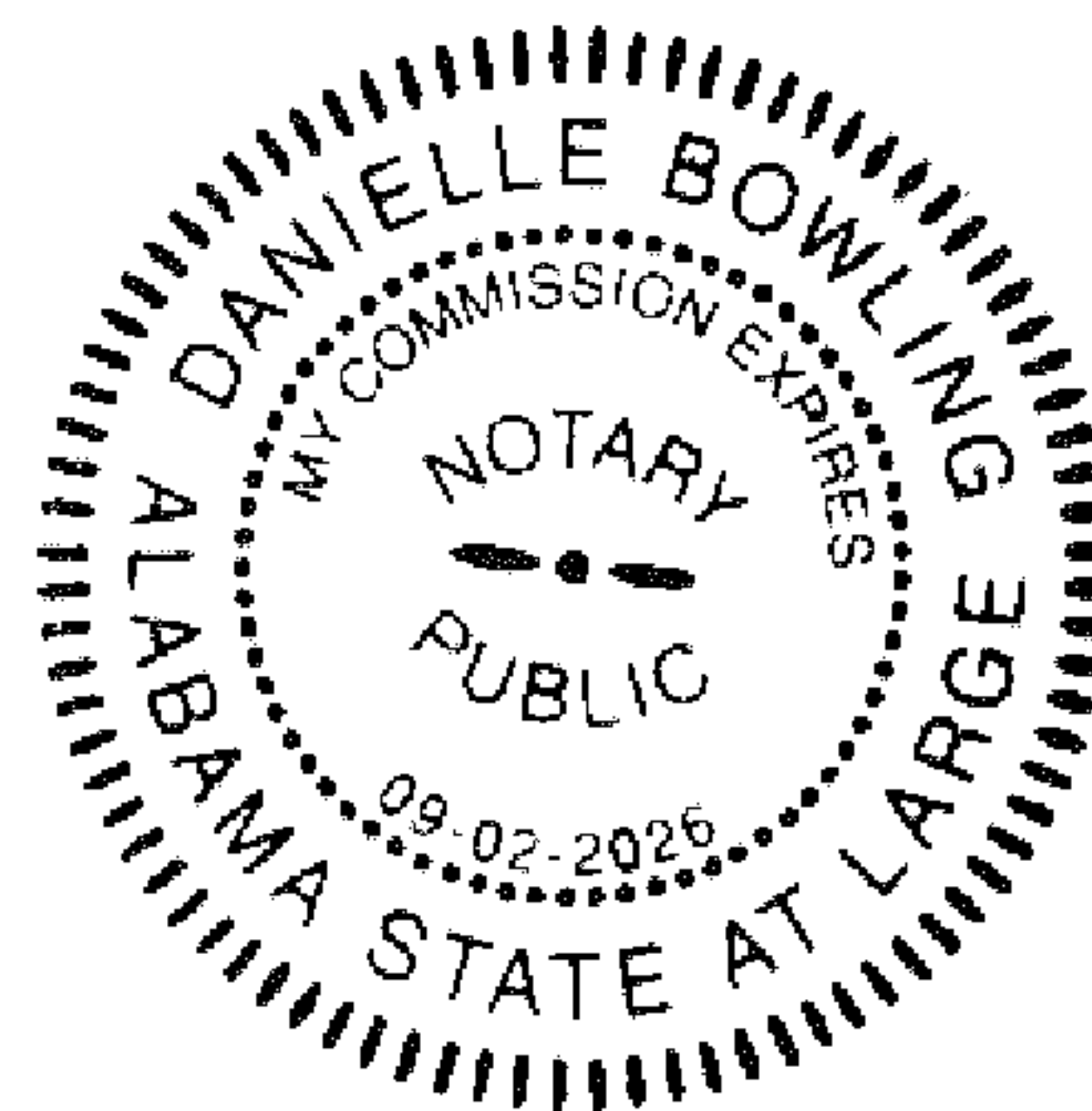


Exhibit A:

Address: 130 Spring Street, Calera, AL 35040-4971

County: Shelby

Parcel Identification Number: 22 8 33 0 002 120.000

Client Code: OMEGA-RH-IV-108

LOT 115, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 4, AS RECORDED IN MAP BOOK 26, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20201001000445030 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 215 Moss Stone Lane, Calera, AL 35040-7666

County: Shelby

Parcel Identification Number: 28 3 06 0 005 041.000

Client Code: OMEGA-RH-IV-113

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 192, 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.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20201001000445060 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 686 Old Cahaba Drive, Helena, AL 35080-7051

County: Shelby

Parcel Identification Number: 13 4 20 2 002 043.000

Client Code: OMEGA-RH-IV-121

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

LOT 221, ACCORDING TO THE AMENDED MAP OF OLD CAHABA, WILLOW RUN SECTOR, AS RECORDED IN MAP BOOK 25 PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20201001000445050 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 435 Selma Road, Montevallo, AL 35115-4139

County: Shelby

Parcel Identification Number: 36 2 04 1 001 012.003

Client Code: OMEGA-RH-IV-127

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 12 EAST, IN THE CITY OF MONTEVALLO, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF

SECTION 28, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY; THENCE SOUTHERLY ALONG THE EXTENSION OF THE WEST LINE OF SAID SECTION 28, 44.04 FEET; THENCE 85 DEGREES 41 MINUTES 34 SECONDS LEFT 330.07 FEET TO THE WESTERLY RIGHT OF WAY OF ALABAMA HIGHWAY NO. 119, ALSO KNOWN AS SELMA STREET IN THE CITY OF MONTEVALLO, ALABAMA; THENCE 85 DEGREES 37 MINUTES 11 SECONDS RIGHT 99.61 FEET ALONG AND WITH SAID WESTERLY RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST STATED COURSE AND SAID WESTERLY RIGHT OF WAY 99.60 FEET; THENCE 95 DEGREES 36 MINUTES 11 SECONDS RIGHT AND LEAVING SAID WESTERLY RIGHT OF WAY 150.72 FEET; THENCE 84 DEGREES 23 MINUTES 49 SECONDS RIGHT 97.99 FEET; THENCE 94 DEGREES 59 MINUTES 36 SECONDS RIGHT 150.57 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.34 ACRES, MORE OR LESS. SITUATED IN SHELBY COUNTY, ALABAMA.
PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20201001000445070 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2024 08:33:09 AM
 \$798.50 JOANN
 20240801000238020

Allen S. Byrd

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 XII, LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Grantee's Name OMEGA REZ 4A LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 435 SELMA ROAD
686 OLD CAHABA DR
215 MOSS STONE LN
130 SPRING STREET

Date of Sale 7/19/2024

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ \$761,100

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 tax assessor

☐ 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 7/15/2024

Print Lewis W. Cummings, III, Authorized Signer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1