

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
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 XI 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

Property Address: MULTIPLE

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 XI 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 XI 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 XI 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

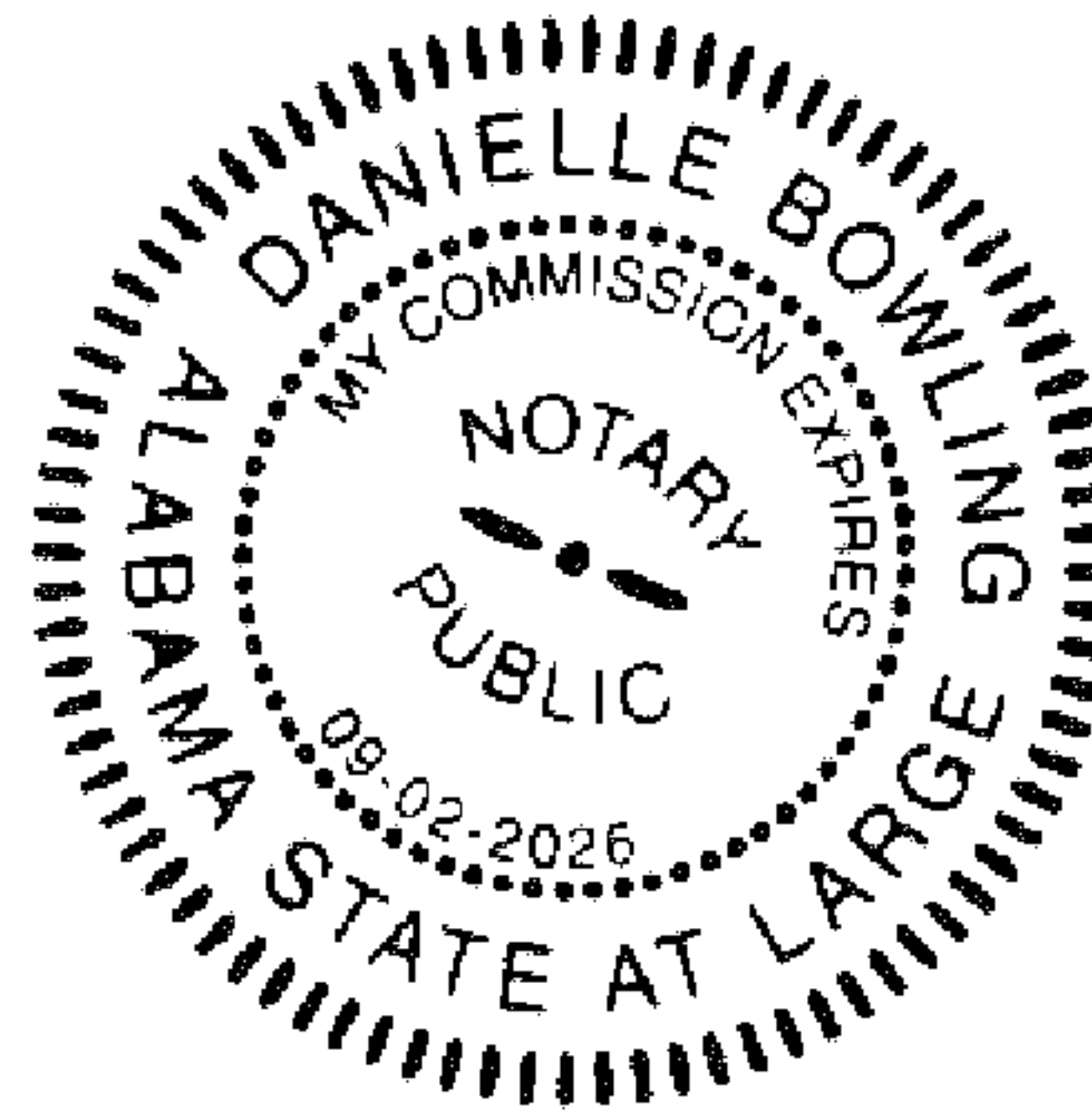


Exhibit A

Address: 172 Camden Cove Parkway, Calera, AL 35040-5543

County: Shelby

Parcel Identification Number: 28 5 16 2 003 033.000

Client Code: OMEGA-RH-IV-111

LOT 133, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR II, AS RECORDED IN MAP BOOK 27, AT PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20200603000224140 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 200 The Heights Drive, Calera, AL 35040-7671

County: Shelby

Parcel Identification Number: 22 9 32 3 002 027.000

Client Code: OMEGA-RH-IV-112

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 57, ACCORDING TO THE SURVEY OF TOWNSIDE SQUARE, SECTOR ONE, AS RECORDED IN MAP BOOK 37, PAGE 120, IN THE OFFICER OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20200603000224130 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 116 Saint Charles Drive, Helena, AL 35080-7008

County: Shelby

Parcel Identification Number: 13 5 21 2 000 005.071

Client Code: OMEGA-RH-IV-119

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 23 ACCORDING TO THE SURVEY OF MAGNOLIA PARK ST CHARLES PLACE PHASE THREE SECTOR ONE AS RECORDED IN MAP BOOK 21 PAGE 4 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20200603000224160 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 1925 Gallant Fox Drive, Helena, AL 35080-3920

County: Shelby

Parcel Identification Number: 13 5 22 4 001 001.049

Client Code: OMEGA-RH-IV-120

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 78, ACCORDING TO THE AMENDED MAP OF DEARING DOWNS, NINTH ADDITION, PHASE II, RECORDED IN MAP BOOK 15, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20200603000224120 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 112 Hayesbury Lane, Pelham, AL 35124-2720

County: Shelby

Parcel Identification Number: 11 7 36 3 000 026.133

Client Code: OMEGA-RH-IV-123

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 64, ACCORDING TO THE SURVEY OF FINAL PLAT OF HAYESBURY PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20200603000224150
BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 40 Williams Drive, Alabaster, AL 35007-8917

County: Shelby

Parcel Identification Number: 23 6 14 2 004 011.000

Client Code: OMEGA-RH-IV-125

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 40, ACCORDING TO THE SURVEY OF SCOTTSDALE, AS RECORDED IN MAP BOOK 6, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20200603000224110
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 08:33:10 AM
 \$1139.50 JOANN
 20240801000238030

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 XI, 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 40 WILLIAMS DR; 112 HAYESBURY LN;
1925 GALLANT FOX DR
116 SAINT CHARLES DR
200 THE HEIGHTS DR
172 CAMDEN COVE PKWY

Date of Sale 7/19/2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ \$1,102,400

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 tax 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 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