

**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:**

THOMAS H. CLAUNCH III AL Bar No. 1402H38C  
o/b/o BC LAW FIRM, P.A.  
9164 EASTCHASE PARKWAY 209  
MONTGOMERY, AL 36117

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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 X, 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. 20191104000408010, 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 X, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

By: [Signature]

Name: Lewis W. Cummings III

Title: President

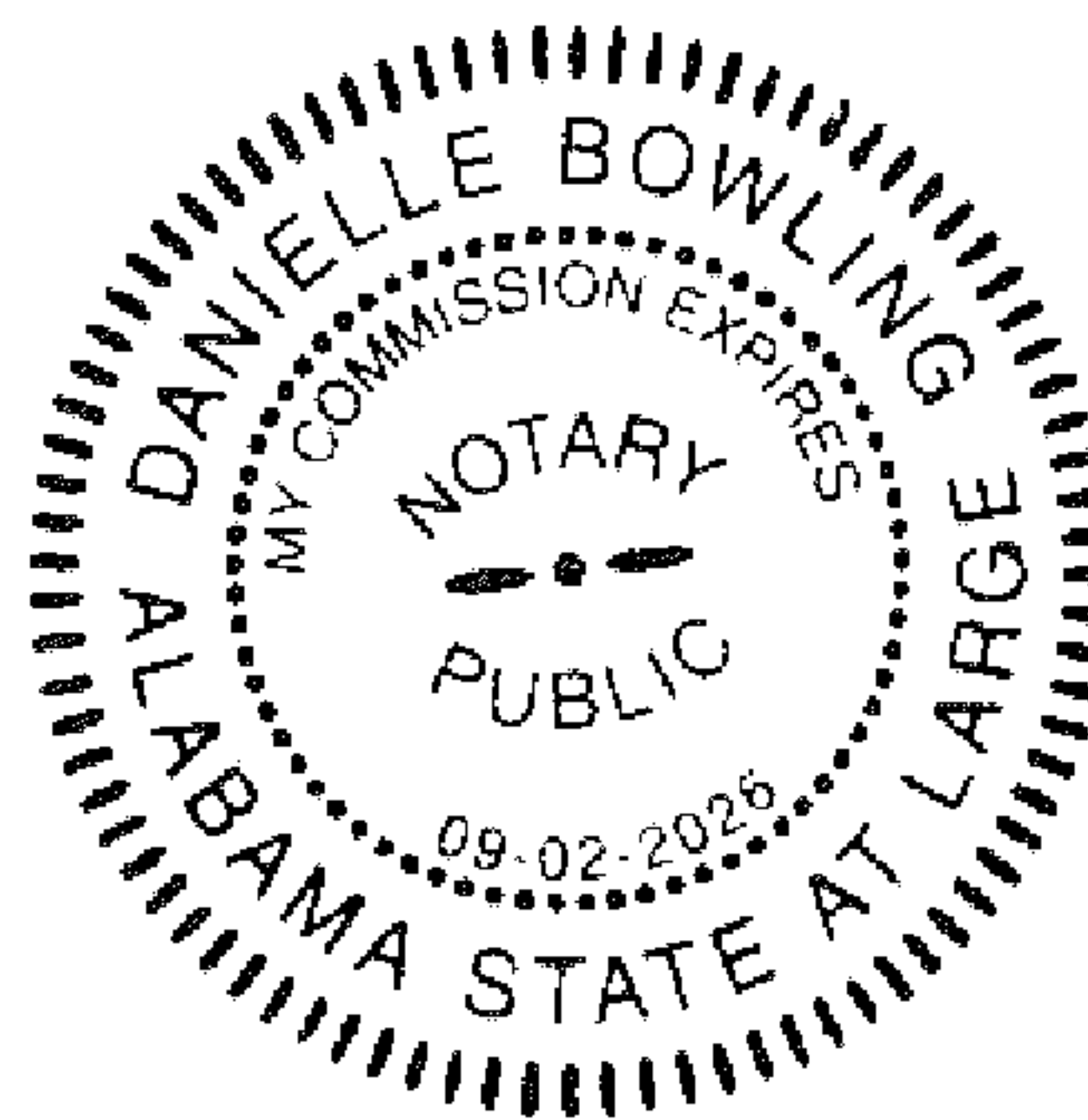
STATE OF Alabama  
COUNTY OF Shelby } SS.

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 X, 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 X, 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"**  
**Legal Description**

Address: 1024 Garnet Drive, Calera, AL 35040-6118

County: Shelby

Parcel Identification Number: 28 4 17 4 004 044.000

Client Code: OMEGA-RH-IV-106

LOT 72, ACCORDING TO THE SURVEY OF EMERALD RIDGE, SECTOR III, AS RECORDED IN MAP BOOK 39, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20191104000408000 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 1065 Village Trail, Calera, AL 35040-5297

County: Shelby

Parcel Identification Number: 22 7 35 2 002 028.000

Client Code: OMEGA-RH-IV-107

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 357, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 100, IN THE OFFICE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20191104000407900 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 145 Flagstone Lane, Calera, AL 35040-5475

County: Shelby

Parcel Identification Number: 28 5 16 2 004 002.000

Client Code: OMEGA-RH-IV-109

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 150, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 3, AS RECORDED IN MAP BOOK 28, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20191104000407960 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 1476 Highview Drive, Calera, AL 35040-7654

County: Shelby

Parcel Identification Number: 22 8 27 4 002 007.000

Client Code: OMEGA-RH-IV-110

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 1009, ACCORDING TO FINAL PLAT OF WATERFORD HIGHLANDS, SECTOR 4, PHASE 2,

AS RECORDED IN MAP BOOK 36, PAGE 15A AND 15B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20191104000407910 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 2170 Village Lane, Calera, AL 35040-5618

County: Shelby

Parcel Identification Number: 22 7 35 1 004 026.000

Client Code: OMEGA-RH-IV-114

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 288D, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 5, PHASE 3 AS RECORDED IN MAP BOOK 37, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20191104000407980 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 2239 Village Lane, Calera, AL 35040-5639

County: Shelby

Parcel Identification Number: 22 7 35 1 004 002.000

Client Code: OMEGA-RH-IV-115

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 205 ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 5 PHASE 3 AS RECORDED IN MAP BOOK 37 PAGE 65 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20191104000407930 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 237 Saratoga Lane, Calera, AL 35040-3328

County: Shelby

Parcel Identification Number: 35 1 11 0 003 012.000

Client Code: OMEGA-RH-IV-116

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 25, ACCORDING TO THE SURVEY OF A FINAL PLAT OF THE COTTAGES OF SARATOGA, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20191104000407940 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 5017 Kensington Place, Calera, AL 35040-4403

County: Shelby



Parcel Identification Number: 22 8 34 1 010 025.000  
Client Code: OMEGA-RH-IV-117  
SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 107, ACCORDING TO THE SURVEY OF KENSINGTON PLACE PHASE 1, SECTOR 2, AS RECORDED IN MAP BOOK 40, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20191104000407990 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 101 Frances Lane, Helena, AL 35080-3960  
County: Shelby  
Parcel Identification Number: 13 8 27 1 006 015.000  
Client Code: OMEGA-RH-IV-118  
SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 15, ACCORDING TO A RESURVEY OF VILLAGE PARRISH, AS RECORDED IN MAP BOOK 24, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20191104000407890 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 100 Patriot Point Drive, Montevallo, AL 35115-8629  
County: Shelby  
Parcel Identification Number: 27 1 02 0 006 032.000  
Client Code: OMEGA-RH-IV-122  
SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 32, ACCORDING TO PATRIOT POINT, AS RECORDED IN MAP BOOK 38, PAGE 93, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20191104000407970 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 209 Forest Village Lane, Alabaster, AL 35007-7753  
County: Shelby  
Parcel Identification Number: 23 7 26 0 010 013.000  
Client Code: OMEGA-RH-IV-124  
SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 13, ACCORDING TO THE FINAL PLAT OF PARK FOREST VILLAGE TOWNHOMES, AS RECORDED IN MAP BOOK 31, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20191104000408010 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 407 Cambrian Ridge Trail, Pelham, AL 35124-4831

County: Shelby

Parcel Identification Number: 13 6 13 1 002 081.000

Client Code: OMEGA-RH-IV-126

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

LOT 81, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, PHASE 3, AS RECORDED IN  
MAP BOOK 21, PAGE 147 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER  
20191104000407950 BOOK PAGE OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/01/2024 08:33:11 AM  
 \$2304.00 JOANN  
 20240801000238040

*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 X, 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 407 CAMBRIAN RIDGE TR; 209 FOREST  
VILLAGE LN; 100 PATRIOT PT DR; 101  
FRANCES LN; 5017 KENSINGTON PL;  
237 SARATOGA LN; 2239 VILLAGE LN;  
2170 VILLAGE LN; 1476 HIGHVIEW DR;  
145 FLAGSTONE LN; 1065 VILLAGE TRAIL;  
1024 GARNET DR

Date of Sale 7/19/2024

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \$2,260,550

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 7/15/24

Print Lewis W. Cummings, III, Authorized Signor

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**