

Send Tax Notice to:

Jonathan Clarke

100 Lee Lane
Alabaster, AL 35007

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-24-5996

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Conrex Residential Property Group 2016 TRS LLC, a Delaware Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is
997 Morrison Dr. Ste 402 Charleston, SC 29403

by Jonathan Clarke (herein referred to as "Grantee"), whose mailing address is

100 Lee Lane Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **140 Charlton Lane, Calera, AL 35040,**

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$144,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 5th day of August, 2024.

Conrex Residential Property Group 2016 TRS LLC, a Delaware Limited Liability Company

By: Rebecca Punch
Rebecca Punch, Authorized Agent

State of South Carolina
County of Charleston

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rebecca Punch, Authorized Agent**, whose name(s) as **Authorized Agent(s)** of **Conrex Residential Property Group 2016 TRS LLC**, a/an **Delaware** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Conrex Residential Property Group 2016 TRS LLC**, on the day the same bears date.

Given under my hand and official seal this 5th day of August, 2024.

Lexy Waring
Notary Public, State of South Carolina
Lexy Waring
Printed Name
My Commission Expires: 4-23-2034

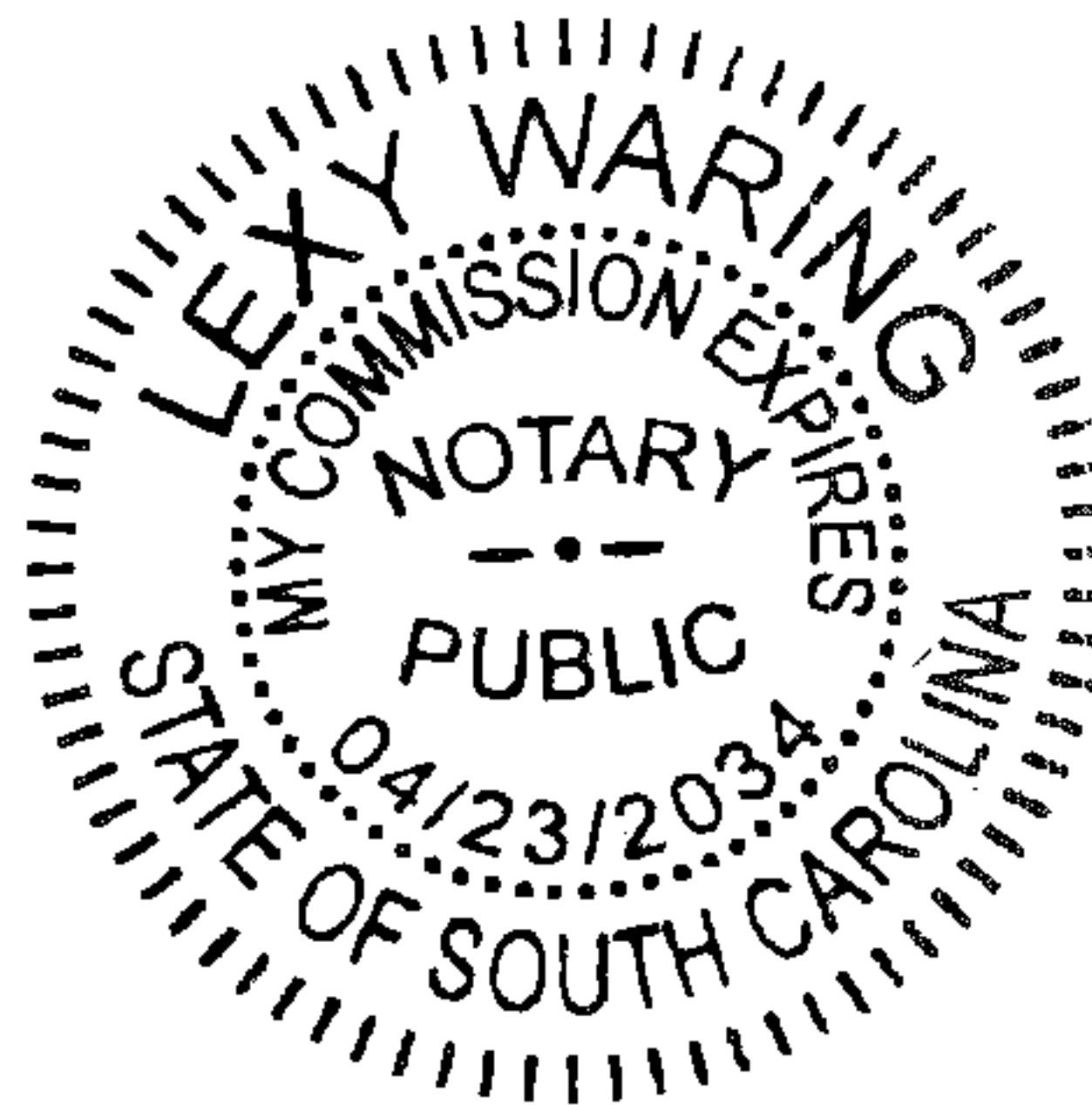
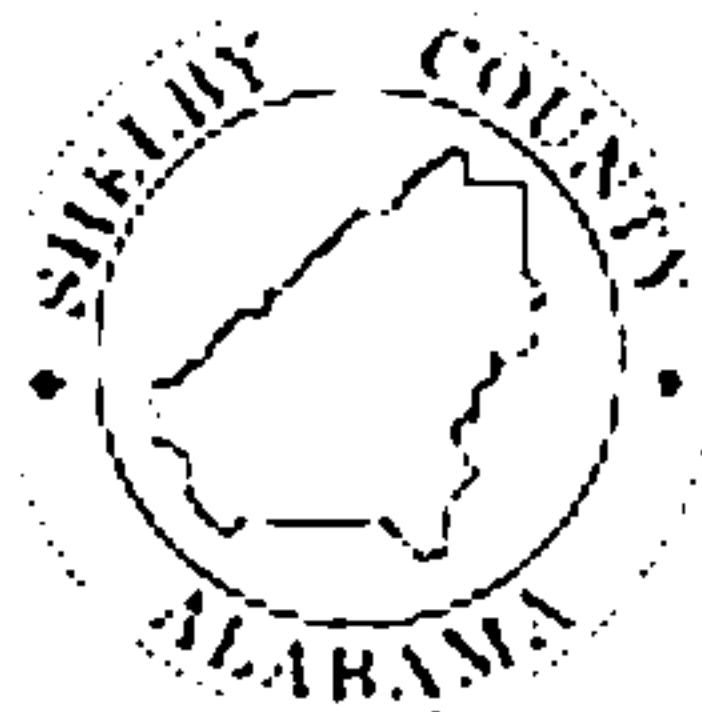


EXHIBIT A

Property 1:

Lot 77, according to the Survey of Savannah Pointe, Sector II, Phase III, as recorded in Map Book 29, Page 13, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2024 09:41:08 AM
\$64.00 BRITTANI
20240812000249500

Allen S. Bayl