

**Recordation Requested By/Return to:**  
OS NATIONAL  
STACY MARTIN  
3097 SATELLITE BLVD, STE 400, BUILDING 700  
DULUTH, GA 30096  
File No. OMEGA-RH1

**Send Tax Notices to:**  
OMEGA RESIDENTIAL HOLDINGS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
3545 LORNA RIDGE DRIVE  
HOOVER, AL 35243

**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:**

THIS SPECIAL WARRANTY DEED executed this 8th day of January, 2025, for and in CONSIDERATION OF **Ten and 00/100 Dollars (\$10.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **OMEGA RESIDENTIAL HOLDINGS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 3545 LORNA RIDGE DRIVE, HOOVER, AL 35243 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **OMEGA RESIDENTIAL HOLDINGS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 3545 LORNA RIDGE DRIVE, HOOVER, AL 35243 (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**

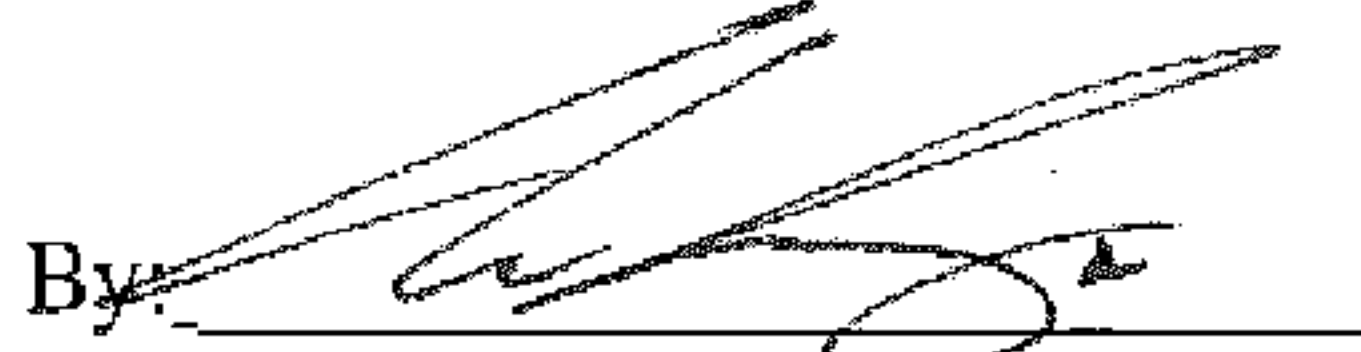
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

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 14th day of November, 20 24.

**OMEGA RESIDENTIAL HOLDINGS II, LLC,**  
a Delaware limited liability company

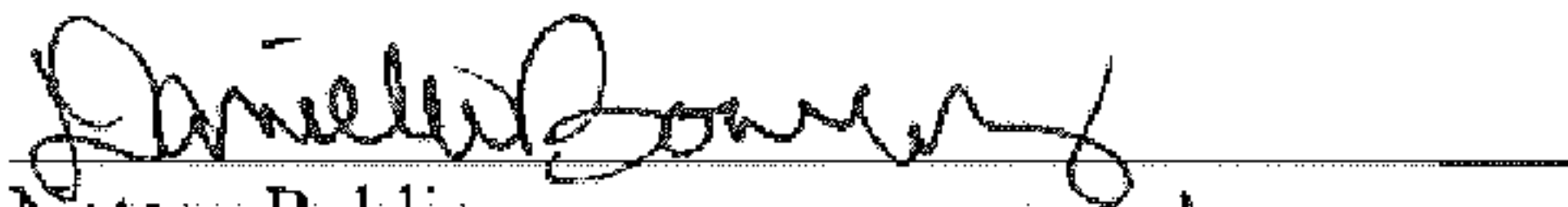
By: 

Name: Lewis W. Cummings, III  
Title: Managing Member

STATE OF Alabama  
COUNTY OF Shelby } SS.

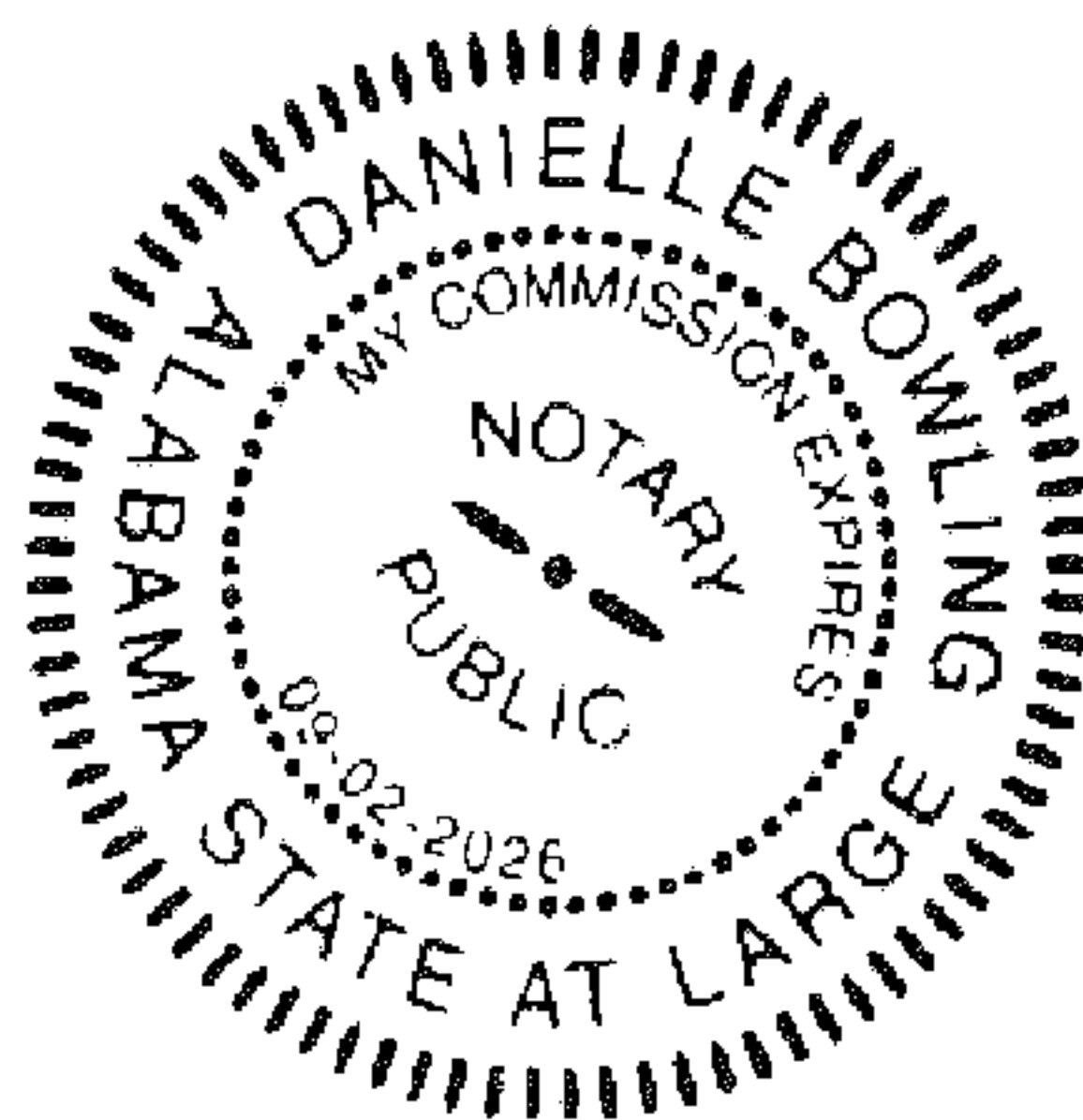
I, Danielle Bowling, a Notary Public in and for the County in said State (or for said State at large), hereby certify Lewis W. Cummings, III, whose name as Managing Member (title) of **OMEGA RESIDENTIAL HOLDINGS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, a corporation/ limited liability company/national 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 II, LLC, A DELAWARE LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 14 day of November, 20 24.



Notary Public

My commission expires: 9/2/26



**Exhibit A:**

Address: 186 Flagstone Lane, Calera, AL 35040-5474  
County: Shelby  
Parcel Identification Number: 28 5 16 2 004 023.000  
Client Code: OMEGA-RH1-52

LOT 171, 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: WARRANTY DEED INSTRUMENT NUMBER 20160902000320340 OF THE SHELBY COUNTY, ALABAMA RECORDS.

\*\*\*

Address: 200 Saratoga Lane, Calera, AL 35040-3306  
County: Shelby  
Parcel Identification Number: 35 1 11 0 003 001.000  
Client Code: OMEGA-RH1-53

LOT 2, ACCORDING TO THE SURVEY OF THE FINAL PLAT OF THE COTTAGES OF SARATOGA, PHASE I, AS RECORDED IN MAP BOOK 31 PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160902000320350 OF THE SHELBY COUNTY, ALABAMA RECORDS.

\*\*\*

Address: 204 Connie Street, Alabaster, AL 35007-7518  
County: Shelby  
Parcel Identification Number: 23 6 23 2 001 033.000  
Client Code: OMEGA-RH1-54

LOT 4, BLOCK 3, ACCORDING TO THE SURVEY OF GREEN VALLEY, AS RECORDED IN MAP BOOK 5, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160902000320320 OF THE SHELBY COUNTY, ALABAMA RECORDS.

\*\*\*

Address: 2143 Village Lane, Calera, AL 35040-5620  
County: Shelby  
Parcel Identification Number: 22 7 35 2 007 049.000  
Client Code: OMEGA-RH1-55

LOT 216, ACCORDING TO THE MAP OF WATERFORD VILLAGE, SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 33, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160902000320390 OF THE SHELBY COUNTY, ALABAMA RECORDS.

**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 II, LLC,  
 Mailing Address A DELAWARE LIMITED LIABILITY COMPANY  
3545 LORNA RIDGE DRIVE  
HOOVER, AL 35243

Grantee's Name OMEGA RESIDENTIAL HOLDINGS I, LLC  
 Mailing Address A DELAWARE LIMITED LIABILITY COMPANY  
3545 LORNA RIDGE DRIVE  
HOOVER, AL 35243

Property Address 186 Flagstone Lane, Calera, AL 35040-5474  
200 Saratoga Lane, Calera, AL 35040-3306  
204 Connie Street, Alabaster, AL 35007-7518

Date of Sale 1/8/25  
 Total Purchase Price \$                     

or  
 Actual Value \$                     

or  
 Assessor's Market Value \$ 764,600.00

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

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 1/8/2025

Print Cathy Harris/Agent

☐ Unattested

(verified by)

Sign Cathy Harris

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



**Exhibit A:**

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County: Shelby  
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Client Code: OMEGA-RH1-52

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Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/16/2025 01:56:12 PM  
\$799.00 JOANN  
20250116000016810

*Allen S. Bayl*