

**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

**-Above this line reserved for official use only-**

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 IV, 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, 2024.

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

By: [Signature]  
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 that Lewis W. Cummings, III, whose name as  
Managing Member (title) of **OMEGA RESIDENTIAL HOLDINGS IV, 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 IV, 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, 2024.

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



**Exhibit A:**

Address: 109 Hollow Court, Calera, AL 35040-4015  
County: Shelby  
Parcel Identification Number: 28 6 23 0 000 182.00  
Client Code: OMEGA-RH1-58

LOT 134, ACCORDING TO THE SURVEY OF OLD IVY SUBDIVISION PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 6A, AND 6B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20170518000173800 OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 1904 Highway 58 Unit 2, Helena, AL 35080-3731  
County: Shelby  
Parcel Identification Number: 13 8 28 1 001 005.001  
Client Code: OMEGA-RH1-60

LOT 2, ACCORDING TO THE SURVEY OF SOMERSET TOWNHOMES, AS RECORDED IN MAP BOOK 10, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20170518000173780 OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 608 Crosscreek Cv, Pelham, AL 35124-1544  
County: Shelby  
Parcel Identification Number: 13 1 12 2 006 008.000  
Client Code: OMEGA-RH1-62

LOT 25, ACCORDING TO THE SURVEY OF CROSSCREEK COVE, AS RECORDED IN MAP BOOK 32, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUIT CLAIM DEED INSTRUMENT NUMBER 20170518000173790 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 IV, 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 109 Hollow Court, Calera, AL 35040-4015  
212 Meriweather Lane, Calera, AL 35040-6224  
1904 Highway 58 Unit 2, Helena, AL 35080-3731

Date of Sale 1/8/2025  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 652,100.00

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**

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Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/16/2025 01:56:14 PM  
\$686.50 JOANN  
20250116000016830

*Allen S. Bayal*