

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS INSTRUMENT PREPARED BY:

Jay A. Rosenberg, Esq., Rosenberg LPA,
Attorneys at Law, 3805 Edwards Rd, Ste
550, Cincinnati, OH 45209, 513-247-9605,
and by Thomas Granville McCroskey, Esq.,
member of the Alabama Bar and licensed
to practice law in the State of Alabama

AFTER RECORDING, RETURN TO:

BCHH, Inc., Attn: Bradley Cianni
181 Montour Run Rd
Coraopolis, PA 15108
412-465-3549, bcianni@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 29th day of June, 2021, is made and entered into by and between **ARVM 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **AMNL ASSET COMPANY 2 LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Shelby, in the State of Alabama, to-wit:

[See attached Exhibit "A" - Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 25th day of June, 2021.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: 

Alyssia Ventura

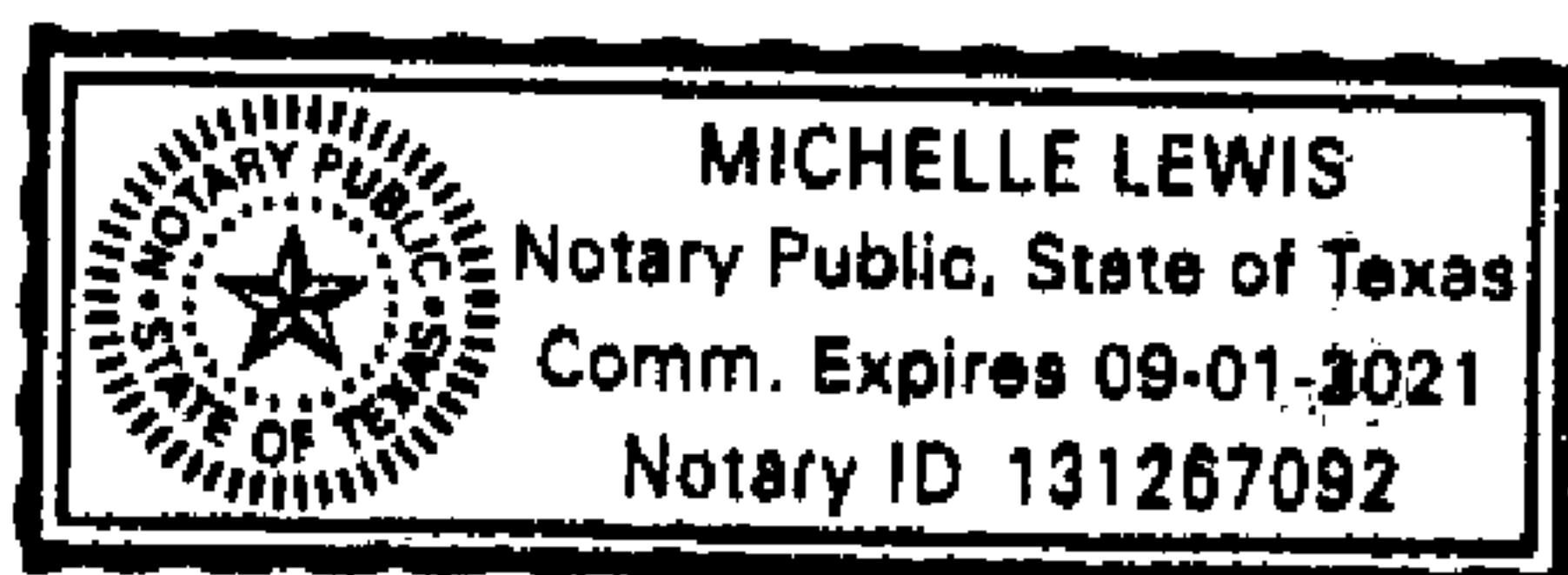
Its: Closing Manager

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 25th day of June, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of ARVM 5, LLC, who ☐ is personally known to me, or ☒ has produced **TX Driver's License** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Official/Notarial Seal



(Signature of Notary Public)

09/01/2021

My Commission Expires

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name ARVM 5, LLC
 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Grantee's Name AMNL ASSET COMPANY 2 LLC
 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address See attached Exhibit "A"

Date of Sale 06 / 29 / 2021
 Total Purchase Price \$ 888,753.23
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 _____
☐ 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 06/29/2021

Print Heather Revay

____ Unattested _____
 (verified by)

Sign Heather Revay
 (Grantor/Grantee/Owner/Agent) circle one

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 131, according to the survey of CORSENTINO'S ADDITION TO EAGLE WOOD ESTATES, 4TH SECTOR, 1ST PHASE, recorded in Map Book 8, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS: 1112 Eagle Dr, Maylene, AL 35114
PARCEL ID: 23 2 09 0 001 028.035
TITLE FILE NO: SRNYL-4AL0016

TRACT 2:

Lot 2, according to the survey of NAVAJO HILLS, 6TH SECTOR, recorded in Map Book 6, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS: 1460 Cross Path Dr, Alabaster, AL 35007
PARCEL ID: 13 8 27 4 001 002.000
TITLE FILE NO: SRNYL-4AL0011

TRACT 3:

Lot 154, according to the survey of WATERFORD VILLAGE SECTOR 4, recorded in Map Book 33, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS: 174 Village Dr, Calera, AL 35040
PARCEL ID: 22 7 35 2 002 143.000
TITLE FILE NO: SRNYL-4AL0014

TRACT 4:

Lot 49, according to the survey of FINAL PLAT OF THE MEADOWS AT MERIWEATHER, PHASE 3, recorded in Map Book 36, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS: 936 Meriweather Dr, Calera, AL 35040
PARCEL ID: 28 4 20 0 000 148.000
TITLE FILE NO: SRNYL-4AL0015

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1112 EAGLE DR, MAYLENE, AL 35114) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 8, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

AS TO TRACT 2 (1460 CROSS PATH DR, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 6, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

AS TO TRACT 3 (174 VILLAGE DR, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 33, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 2001-12817, 1999-49065, 2000-40215, 2001-12819 and 2004-46705, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 240, Page 36; Real 278, Page 5; and Instrument No(s). 2004-35497, in the Office of the Judge of Probate of Shelby County, Alabama.
- (4) Ordinance(s) as set forth in instrument(s) recorded at Instrument No(s). 2000-0006, in the Office of the Judge of Probate of Shelby County, Alabama.
- (5) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Instrument No(s). 1995-1640 and Real 345, Page 744, in the Office of the Judge of Probate of Shelby County, Alabama. The Company makes no representation as to the present ownership of said interest(s).

AS TO TRACT 4 (936 MERIWEATHER DR, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 36, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20051215000648000, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20040629000354890, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2021 12:42:04 PM
S926.00 BRITTANI
20210630000317170

Allen S. Bayl