

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 July, 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 27th day of July, 2021.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By:  _____

Alyssia Ventura

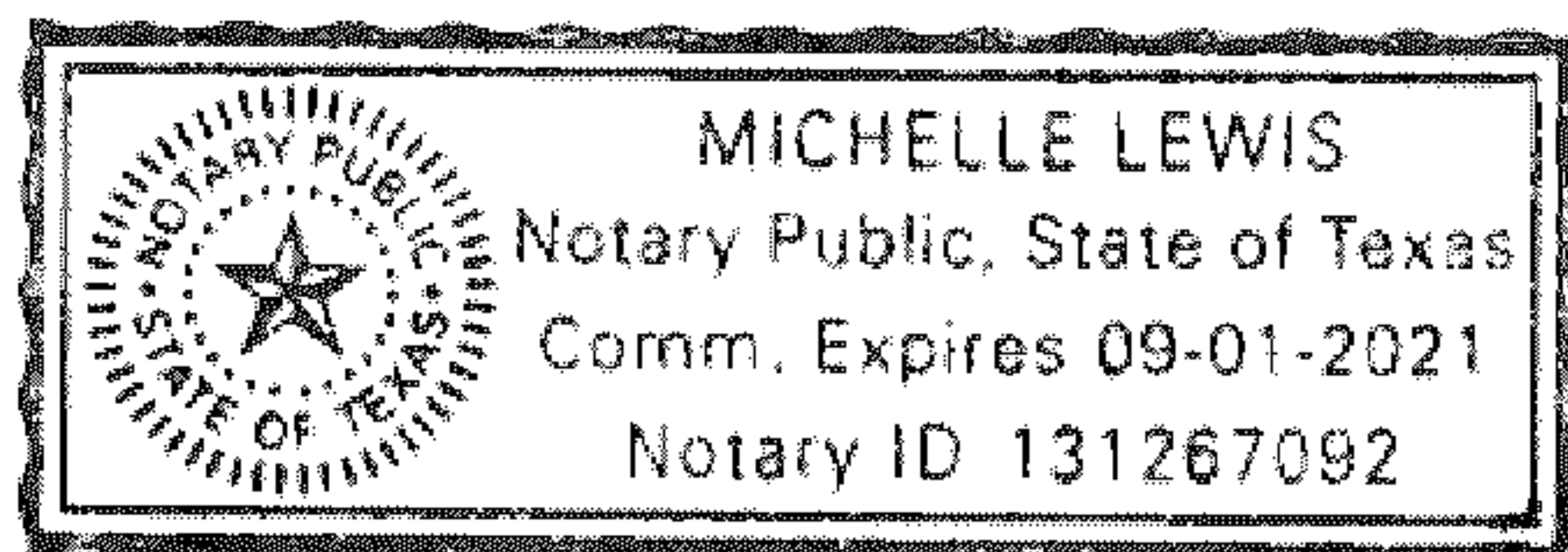
Its: Closing Manager

STATE OF TEXAS §

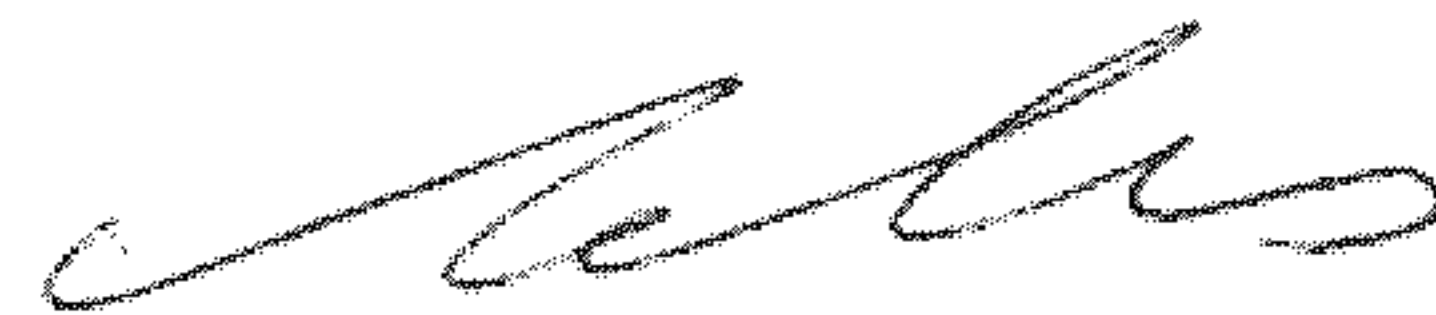
§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 27th day of July, 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

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 250, according to the survey of WATERFORD VILLAGE, SECTOR 1, as recorded at Map Book 27, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210513000237900
COMMONLY KNOWN AS: 2001 Village Lane, Calera, AL 35040
PARCEL ID: 22-7-35-2-002-006.000
TITLE FILE NO: SRNYL-5AL0009

TRACT 2:

Lot 66, according to the plat of OLD IVY, SUBDIVISION PHASE 2, (being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, Page 26) as recorded in Map Book 36, Page 6-A and Document #2005-1027000561200, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210430000216460
COMMONLY KNOWN AS: 296 Ivy Hills Cir, Calera, AL 35040
PARCEL ID: 28-6-23-0-000-117.000
TITLE FILE NO: SRNYL-5AL0010

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (2001 VILLAGE LANE, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 27, Page 100, 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). 2000-40215 and 2001-12819, 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 and Book 278, Page 5, 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 Book 345, Page 744 and Instrument No(s). 1995-1640, in the Office of the Judge of Probate of Shelby County, Alabama.

AS TO TRACT 2 (296 IVY HILLS CIR, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 36, Page 6-A, 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). 2005-1104000574520, 2005-1104000574530, 2012-0504000157040, 2019-0506000151350 and 2020-0317000104590, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 80, Page 195; Book 114, Page 193; Book 121, Page 464; Book 144, Page 196; Book 188, Page 43 and Instrument No(s). 2005-0526000257610, in the Office of the Judge of Probate of Shelby County, Alabama.

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 2001 Village Lane
296 Ivy Hills Cir

Date of Sale 07 / 29 / 2021
Total Purchase Price \$ 441,409.32



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2021 10:11:44 AM
\$478.50 BRITTANI
20210730000368820

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

Alvin S. Boyd

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 07/29/2021

Print Heather Revay

☐ Unattested _____
(verified by)

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