

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Diversified Residential Homes 1, LLC
c/o Sylvan Road Capital, LLC
3495 Piedmont Road NE
Building 11, Suite 300
Atlanta, GA 30305

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

US HOME AG TERM S2, LLC, a Delaware limited liability company,
whose mailing address is **105 Calvert Street, Suite 103, Harrison, New York 10528**

(hereinafter referred to as "Grantor"), in hand paid by

DIVERSIFIED RESIDENTIAL HOMES 1, LLC, a Delaware limited liability company,
whose mailing address is **c/o Sylvan Road Capital, LLC, 3495 Piedmont Road NE, Building 11, Suite 300, Atlanta, GA 30305**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in **Shelby County, Alabama** (herein referred to as the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; all recorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; all recorded or unrecorded residential leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

The Grantor hereby covenants and agrees with the Grantee, and its successors and assigns, that Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of October 5, 2021.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]**

GRANTOR:

US HOME AG TERM S2, LLC,
a Delaware limited liability company

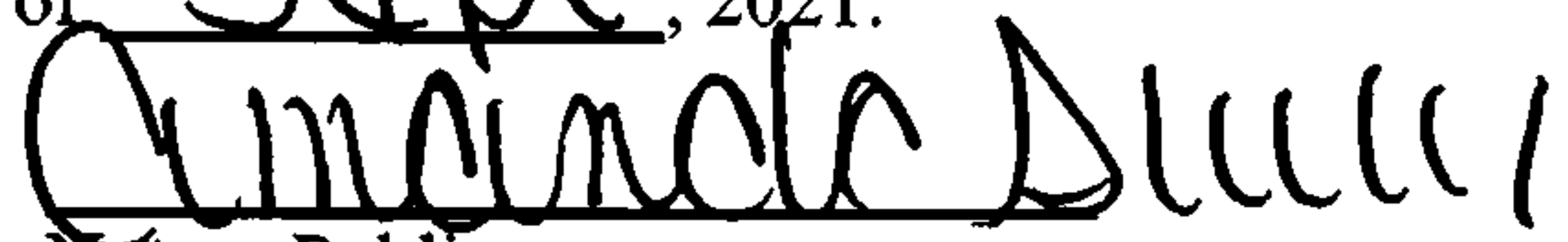
By: US Home Aggregation LLC
a Delaware limited liability company,
its Manager

By: 
Name: John R. Halasz
Title: its Manager

STATE OF Indiana
COUNTY OF Hendricks

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John R. Halasz, whose name as Manager of US Home Aggregation LLC, a Delaware limited liability company, Manager of US HOME AG TERM S2, LLC, a Delaware limited liability 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 said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal, this 24 day of Sept, 2021.


Notary Public

AFFIX SEAL

My commission expires: 1-7-2027



This document prepared by:
Christie Keifer Borton
Maynard, Cooper & Gale, P.C.
1901 6th Ave. N., Ste. 1700
Birmingham, AL 35203

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	BLK2000-SYL-US	44 SCHOOL ST	WILSONVILLE	AL	35186	SHELBY

LEGAL DESCRIPTIONS

20211011000493280 10/11/2021 08:13:21 AM DEEDS 9/10

EXHIBIT A-1

STREET ADDRESS: 44 SCHOOL ST, WILSONVILLE, AL 35186

COUNTY: SHELBY

CLIENT CODE: BLK2000-SYL-US

TAX PARCEL ID/APN: 20 1 01 1 001 030.000

A PARCEL OF LAND IN THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST AND RUN THENCE SOUTH 00 DEGREES 18 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1771.31 FEET TO A POINT; THENCE SOUTH 89 DEGREES 31 MINUTES 41 SECONDS WEST A DISTANCE OF 600.22 FEET TO AN IRON FOUND AT THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 20 MINUTES 5.3 SECONDS WEST A DISTANCE OF 135.92 FEET TO AN IRON FOUND; THENCE SOUTH 84 DEGREES 26 MINUTES 32 SECONDS WEST A DISTANCE OF 135.96 FEET TO AN IRON FOUND; THENCE SOUTH 05 DEGREES 25 MINUTES 38 SECONDS EAST A DISTANCE OF 13332 FEET TO AN IRON FOUND; THENCE NORTH 85 DEGREES 32 MINUTES 52 SECONDS EAST A DISTANCE OF 133.42 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name US HOME AG TERM S2, LLC
Mailing Address 105 Calvert Street, Suite 103
Harrison, NY 10528

Grantee's Name Diversified Residential Homes 1, LLC
Mailing Address c/o Sylvan Road Capital, LLC
3495 Piedmont Rd NE, Bldg 11, Ste 30
Atlanta, GA 30305

Property Address SEE EXHIBIT "A".

Date of Sale 10/5/2021

Total Purchase Price \$ 100,973.45

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2021 08:13:21 AM
\$150.00 JOANN
20211011000493280

Allen S. Beyl



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 9/24/21

Print JOHN H. ALLEN

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form