
SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC,
Attorneys at Law, 101 S Reid St, Ste 307
Sioux Falls, SD 57103, 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 Title Company of Alabama, LLC
1500 Montgomery Highway, Suite 205
Birmingham, AL 35216
Attention: Brad Cianni
412-465-3549, bcianni@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 24th day of August, 2022, is made and entered into by and between **BAF 3, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **BAF Assets 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee"). Being recorded simultaneously with a Mortgage for \$2,220,371.00

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 EXHIBIT "A"

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 4th day of August, 2022.

GRANTOR:

BAF 3, LLC

By: Main Street Renewal LLC

Its: Authorized Signer

By: _____

Jay Eckert

Its: Authorized Signer

STATE OF TEXAS

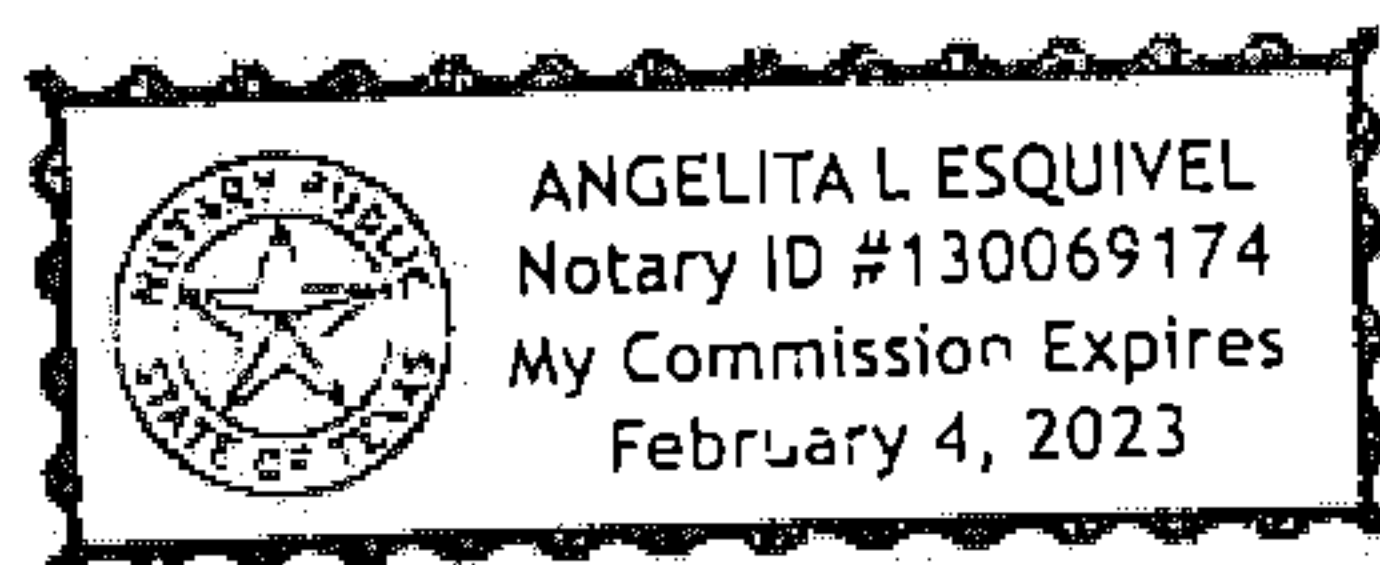
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§

COUNTY OF TRAVIS

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The foregoing instrument was acknowledged before me this 4th day of August, 2022, by Jay Eckert, as Authorized Signer of Main Street Renewal LLC, the Authorized Signer of BAF 3, LLC, who ☒ is personally known to me, or ☐ has produced _____, 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

A handwritten signature in cursive script, appearing to read "A. L. Esquivel", written over a horizontal line.

Signature of Notary Public

My Commission Expires: 02/04/23

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 43, according to the Amended Map Savannah Pointe Sector IX, as recorded in Map Book 37, Page 51 A & B, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20220308000097380

COMMONLY KNOWN AS: 1181 Savannah Ln, Calera, AL 35040
PARCEL ID: 22 9 31 4 002 043.000
TITLE FILE NO: AMSRB22-1AL0006

TRACT 2:

Lot 102, according to the survey of LAKES AT HIDDEN FOREST, PHASE 1, as recorded at Map Book 36, Pages 115 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210716000346520

COMMONLY KNOWN AS: 133 Hidden Trace Ct, Montevallo, AL 35115
PARCEL ID: 23-7-35-0-007-016.000
TITLE FILE NO: AMSRB22-1AL0011

TRACT 3:

Lot 44, according to the survey of SAINT CHARLES PLACE, JACKSON SQUARE, PHASE 2, SECTOR 2, as recorded at Map Book 19, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210811000391670

COMMONLY KNOWN AS: 524 Baronne St, Helena, AL 35080
PARCEL ID: 13 5 21 2 000 005.032
TITLE FILE NO: AMSRB22-1AL0061

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1181 SAVANNAH LN, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the Map/Plat recorded 08/03/2006 in Plat Book 37, Page's 51-A & 51-B.
- (2) Declaration of Protective Covenants for Savannah Pointe Sector IX recorded 06/17/1999 in Instrument No. 1999-25577.
- (3) Supplementary Declaration of Protective Covenants for Savannah Pointe Sector IX recorded 01/25/2007 in Instrument No. 20070125000039130.
- (4) Grant Of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision recorded 04/14/2006 in Instrument No. 20060414000173970.

AS TO TRACT 2 (133 HIDDEN TRACE CT, MONTEVALLO, AL 35115) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 36, Pages 115A and 115B.
- (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) 20051102000570720 and 20061120000567220.

AS TO TRACT 3 (524 BARONNE ST, HELENA, AL 35080) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 19, Page 78.
- (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. 1995-01720 aka 19950120000017201.

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

Grantor's Name BAF 3, LLC
 Mailing Address 5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Grantee's Name BAF Assets 5, LLC
 Mailing Address 5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Property Address See Attached Exhibit "A"

Date of Sale 8/24/2022

Total Purchase Price \$ 711,300.00

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
 08/30/2022 11:10:02 AM
 \$38.00 JOANN
 20220830000339050

Allen S. Bayl

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 8/24/2022

Print Lloyd E. Jones Jr. - Agent for Grantor/Grantee

☐ Unattested

(verified by)

Sign *Lloyd E. Jones Jr.*
 (Grantor/Grantee/Owner/Agent) circle one