

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

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

"MORTGAGE CONSIDERATION (\$3,100,183.03) BEING APPLIED TO DEED. DEED AND MORTGAGE BEING RECORDED TOGETHER."

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 28th day of July, 2023, is made and entered into by and between **VM Master Issuer, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **ALTO Asset Company 5, 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 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.

[SIGNATURE PAGE FOLLOWS]


EXECUTED by the undersigned this 9th day of May, 2023.

GRANTOR:

VM MASTER ISSUER, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: 

Name: Jay Eckert

Title: Authorized Signer

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

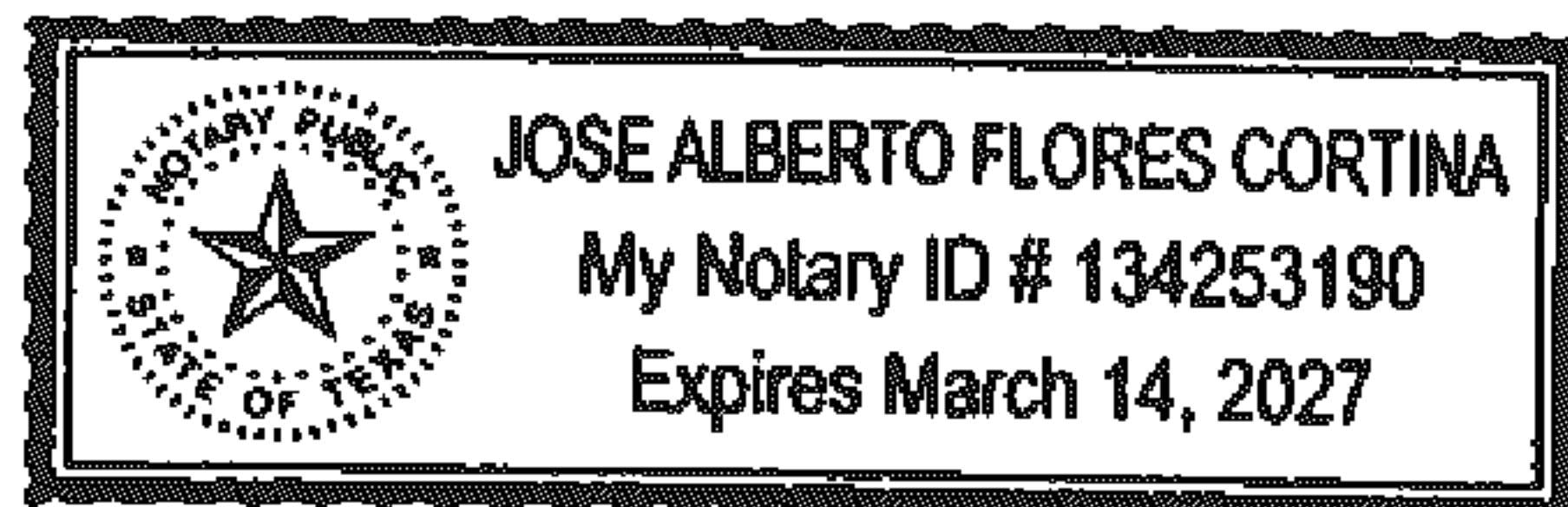
The foregoing instrument was acknowledged before me this 9th day of May, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of VM MASTER ISSUER, LLC, who ☒ is personally known to me, or ☐ has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:



Notary Public

Commission Expires: 03/14/2027



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

Grantor's Name VM Master Issuer, LLC
 Mailing Address 5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Grantee's Name ALTO Asset Company 5, LLC
 Mailing Address 5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Property Address See Attached Exhibit "A"

Date of Sale 7 / 28 / 2023
 Total Purchase Price \$ 720,647.39
 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
☐ 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 7/28/2023

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

☐ Unattested _____
 (verified by)

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

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 2, according to the survey of UNION STATION, PHASE 1, as recorded at Map Book 41, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20220411000148330

COMMONLY KNOWN AS: 105 Union Station Dr, Calera, AL 35040
PARCEL ID: 28-3-05-0-011-002.000
TITLE FILE NO: 8293764-1

TRACT 2:

Lot 628, according to the survey of FOREST LAKES, 12TH SECTOR, as recorded at Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20230308000063640

COMMONLY KNOWN AS: 282 Forest Lakes Dr, Sterrett, AL 35147
PARCEL ID: 09-5-15-0-003-020.000
TITLE FILE NO: 8030185-2

TRACT 3:

Lot 3, according to this Survey of Willow Creek South, as recorded in Map Book 23, at Page 102 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20230214000038870

COMMONLY KNOWN AS: 208 Willow Creek South Circle, Alabaster, AL 35007
PARCEL ID: 13-7-26-4-003-003.000
TITLE FILE NO: 8146808-2

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (105 UNION STATION DR, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 41, Page 41.
- (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). 2009072700028710, 20080829000346770, 20100415000115320, 20090916000353980, 20100420000120250 and 20100126000024700.
- (3) Easement(s) as set forth in instrument(s) recorded at recorded at Book 103, Page 170; Book 136, Page 330; Book 129, Page 451; Book 205, Page 674; Book 88, Page 564; Book 90, Page 241 and Book 211, Page 620; and Instrument No(s). 20100415000115310.

AS TO TRACT 2 (282 FOREST LAKES DR, STERRETT, AL 35147) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 34, Page 3.
- (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). 20051129000616470, 20090116000014970 and 20140611000176250.

AS TO TRACT 3 (208 Willow Creek South Circle, Alabaster, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 23, at Page 102.
- (2) Cable Right-of-Way Easement Agreement filed for record in Book 323, Page 338, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Agreement for Water Line Easement filed for record in Instrument No. 1993-22320, in the Office of the Judge of Probate of Shelby County, Alabama.
- (4) Restrictive Covenants and Grant of Land Easement for Underground Facilities in Subdivision granted to Alabama Power Company in Instrument No. 1999-22200, in the Office of the Judge of Probate of Shelby County, Alabama.
- (5) Covenants, Conditions and Restrictions as set forth in document recorded in Instrument No. 1998-24195.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2023 01:38:23 PM
\$38.00 JOANN
20230804000236170

Allen S. Bayl