

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 Pronto, 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 PRONTO, LLC**

By: Main Street Renewal LLC

Its: Authorized Signor

By:   
Name: Jay Eckert  
Title: Authorized Signer

STATE OF TEXAS §

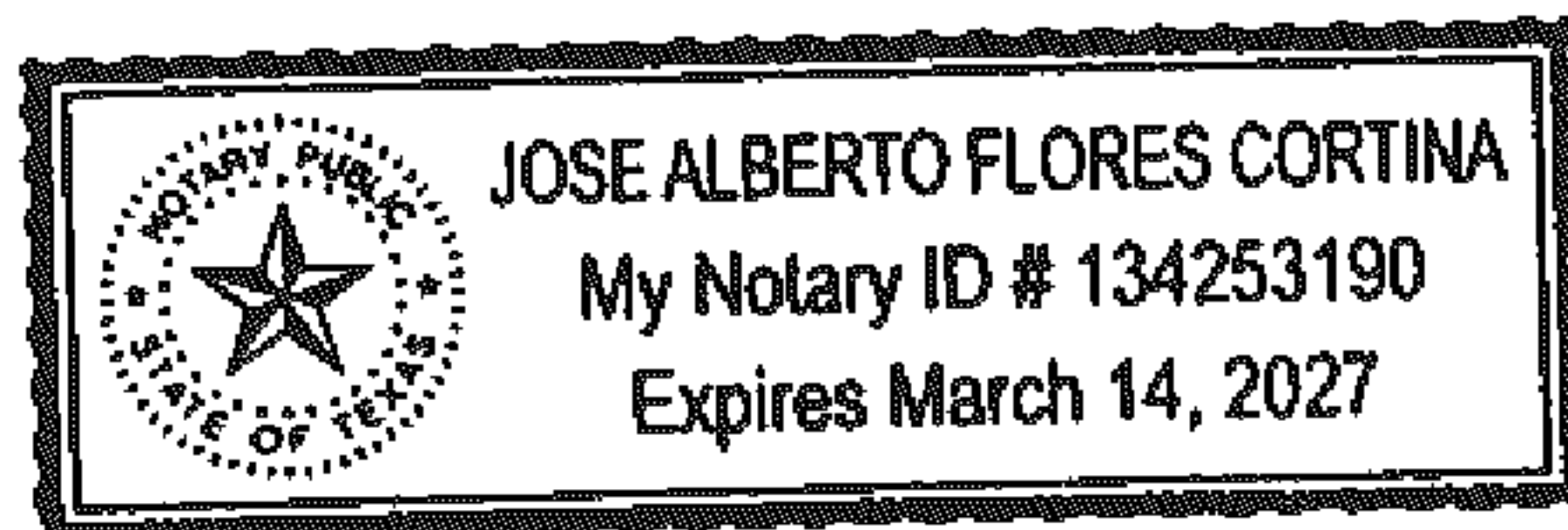
§

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 PRONTO, 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 Pronto, 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 \$ 532,886.32  
 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

**Form RT-1**

**Exhibit "A"**  
**Legal Description(s)**

***TRACT 1:***

Lot 126, according to the survey of GRANDE VIEW GARDEN & TOWNHOMES, 1ST ADDITION, as recorded at Map Book 26, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20211027000521160

**COMMONLY KNOWN AS:** 101 Sunflower Pl, Alabaster, AL 35007  
**PARCEL ID:** 23-5-21-0-006-062.000  
**TITLE FILE NO:** 8203025-1

***TRACT 2:***

Lot 3, 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 20211027000521160

**COMMONLY KNOWN AS:** 109 Union Station Dr, Calera, AL 35040  
**PARCEL ID:** 28-3-05-0-011-003.000  
**TITLE FILE NO:** 8214185-1

**Exhibit "B"**  
**Permitted Exception(s)**

***AS TO TRACT 1 (101 SUNFLOWER PL, ALABASTER, AL 35007) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 26, Page 16.
- (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). 1995-05890, 1995-05891, 1995-05892, 1995-28543, 1995-28544, 1996-00339, 1996-29192, 1996-37928, 1996-37929 and 1999-38603.

***AS TO TRACT 2 (109 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). 20090727000287110, 20080829000346770, 20090916000353980, 20100420000120250 and 201001260000024700.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 211, Page 620.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/04/2023 01:38:24 PM  
\$38.00 JOANN  
20230804000236180

*Allen S. Bayl*