SEND TAX NOTICE TO:
EPH 2 ASSETS, LLC
c/o Main Street Renewal, LLC
Attn: Karen McConnell
8300 N. Mopac Expressway
Suite 200
Austin, TX 78759

20170316000089340 03/16/2017 02:50:30 PM QCDEED 1/6

### SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

Know all men by these presents: That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned LHF 4 ASSETS, LLC (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, grantor does, by these presents hereby grant, bargain, sell and convey unto grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See "Exhibit A"

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

IN WITNESS WHEREOF I have hereunto set MY hand(s) and seal(s), this day of March, 2017.

LHF 4 ASSETS, LLC

By: Main Street Kenewal, LLC

Its: Authorized Signor

Karen McConnell

Its: Closing Manager

STATE OF: Texas

COUNTY OF Travis

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that

Kaven Mc(onnell), whose name as Manager of LHF 4 ASE75, LUC is signed to the Main Street foregoing conveyance, and who is known to me, acknowledged before me on this day that, being remaind informed of the contents of the conveyance, 5NL, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

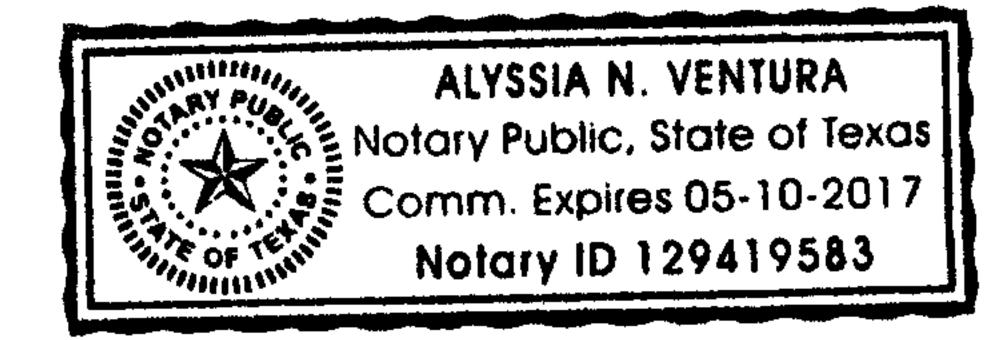
By:

Given under my hand and official seal, this the 15 day of March, 2017.

Notary Public

My Commission Expires: May 10, 2017

Prepared by: Parker Law Firm, LLC 1560 Montgomery Hwy Ste 205 Birmingham, AL 35216



## 20170316000089340 03/16/2017 02:50:30 PM QCDEED 2/6

#### "Exhibit A"

#### Parcel 1:

Lot 161, according to the Survey of Camden Cove West Sector 3, Phase 2, as recorded in Map Book 35, Page 15 in the Probate Office of Shelby County, Alabama.

Subject Property Address:

113 Ashby St., Calera, AL 35040

Parcel ID:

28-4-17-1-003-049.000

### Parcel 2:

Lot 358, according to the Survey of Waterford Village, Sector I, as recorded in Map Book 27, Page I 00, in the Probate Office of Shelby County, Alabama.

Subject Property Address:

1061 Village Trail, Calera, AL 35040

Parcel ID:

22-7-35-2-002-027.000

### Parcel 3:

Lot 18, according to the Survey of Magnolia Park, St. Charles Place, Phase Three, Section One, as recorded in Map Book 21, Page 4 in the Probate Office of Shelby County, Alabama.

Subject Property Address:

126 St. Charles Dr., Helena, AL 35080

Parcel ID:

13-5-21-2-000-005.066

### Parcel 4:

Lot 428, according to the Survey of Wyndham, RockHampton Sector, as recorded in Map Book 23, Page 39, in the Probate Office of Shelby County, Alabama.

Subject Property Address:

8028 Rockhampton Circle, Helena, AL 35080

Parcel ID:

13-5-22-3-003-022.000

## 20170316000089340 03/16/2017 02:50:30 PM QCDEED 3/6

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

Grantor's	LHF 4 ASSETS, LLC	Grantee's Name	EPH 2 ASSETS, LLC
Name Mailing	8300 N. Mopac Expressway	Mailing Address	8300 N. Mopac Expressway
Address	Ciba 200		Suite 200
	Suite 200		Austin, TX 78759
	Austin, TX 78759		
Property Address	113 Ashby St.	Date of Sale	
, .aa. oo	Calera, AL 35040	Total Purchase Price Or	\$
		Actual Value	\$
		Or	+400.000
		Assessor's Market Value	\$122,900.00
(check one Bill of Sales Closin If the conv	ise price or actual value claimed on this ) (Recordation of documentary evidence f Sale  Contract  ng Statement  eyance document presented for records s form is not required.	e is not required) Appraisal Other ½ interest	
		Instructions	
their currer	name and mailing address - provide the name and mailing address.  In name and mailing address - provide the reved.		
_	ddress - the physical address of the pro	operty being conveyed, if availabl	е.
Date of Sa	le - the date on which interest to the pr	operty was conveyed.	
by the inst	nase price - the total amount paid for the rument offered for record.		
by the instraction	ue - if the property is not being sold, the rument offered for record. This may be current market value.	evidenced by an appraisal condu	icted by a licensed appraiser or the
uco voluat	is provided and the value must be determined by the property as determined by the purposes will be used and the taxpage.	ne local official charged with the r	esponsibility of valuing property for
further und	the best of my knowledge and belief the derstand that any false statements clair Alabama 1975 § 40-22-1 (h).	med on this form may result in the	imposition of the penalty indicated
Date:	_March, 2017	Print	6. M./.
U	nattested(verified by)	Sign:	Frantee/Owner/Agent (circle one)
	· · · · · · · · · · · · · · · · · · ·		Form RT-1

## 20170316000089340 03/16/2017 02:50:30 PM QCDEED 4/6

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

Grantor's	LHF 4 ASSETS, LLC	Grantee's N	lame	EPH 2 ASSETS, LLC
Name Mailing	8300 N. Mopac Express	way Mailing Add	dress	8300 N. Mopac Expressway
Address	Suite 200			Suite 200
	Austin, TX 78759			<u>Austin, TX 78759</u>
Property Address	1061 Village Trail	Date of Sal	e	
Addiess	Calera, AL 35040	Total Purch	nase Price	\$
		Or Actual Valu	ie ·	\$
		Or Assessor's	Market Value	\$106,800.00
Bill of Sales Closic	f Sale Contract no Statement	entary evidence is not required)  Appraisal  Other ½ interested for recordation contains all cont	est	information referenced above, the
		Instructions		in the seal to proposite and
	name and mailing address nt mailing address.	- provide the name of the person	on or persons o	conveying interest to property and
Grantee's I being conv		s - provide the name of the pers	on or persons	to whom interest to property is
Property a	ddress - the physical add	ress of the property being conve	eyed, if available	e.
Date of Sa	le - the date on which inte	erest to the property was convey	yed.	
Total purch	nase price - the total amor rument offered for record.	unt paid for the purchase of the	property, both	real and personal, being conveyed
by the inst	ue - if the property is not be rument offered for record. current market value.	eing sold, the true value of the particle of t	property, both rappraisal condu	eal and personal, being conveyed acted by a licensed appraiser or the
uca valuat	ion, of the property as def	ermined by the local official cha	irgea with the r	air market value, excluding current esponsibility of valuing property for Code of Alabama 1975 § 40-22-1
further und	the best of my knowledge derstand that any false sta Alabama 1975 § 40-22-1	atements claimed on this form m	nay result in the	is document is true and accurate. I imposition of the penalty indicated
Date:	_March, 2017		Print	Muller (circle one)
U	nattested	(varified by)	Sign:	rantee/Owner/Agent (circle one)
		(verified by)		Form RT-1

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

Check one) (Recordation of documentary evidence is not required)  Bill of Sales Sales Contract 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 further understand that any false statements claimed on this form may result in the imposition of the penalty indicate in Code of Alabama 1975 § 40-22-1 (h).	Grantor's	LHF 4 ASSETS, LLC	Grantee's Name	EPH 2 ASSETS, LLC
Suite 200   Austin, TX 78759   Austin, TX 78759   Austin, TX 78759	Mailing	8300 N. Mopac Expressway	Mailing Address	8300 N. Mopac Expressway
Austin, TX 78759  Austin, TX 78759  Property Address    126 St Charles Dr.   Date of Sale	Address			Suite 200
Property Address  Helena, AL 35080  Total Purchase Price Or Actual Value Or Assessor's Market Value \$135,300.00  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 Closing Statement If the conveyance document presented for recordation contains all of the required information referenced above, the filling of this form is not required.  Instructions Grantor's name and mailting address - provide the name of the person or persons conveying interest to property and their current mailting 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).  Lattest, to the best of my knowledge and belief that the information contained in this document is true and accurate in Code of Alabama 1975 § 40-22-1 (h).  Linattested  Unattested  Verified by)  Grantor/Surfinite/Owner/Agent (circle one)				
Address  Helena, AL 35080  Total Purchase Price Or Actual Value \$ Or Assessor's Market Value \$135,300.00  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 X Appraisal Sales Contract Closing Statement If the conveyance document presented for recordation contains all of the required information referenced above, the filling of this form is not required.  Tinstructions 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. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.  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.  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.  Actual value - if 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).  Print Unattested  Total Purchase Price  Stage Pr		Ausun, IX 70733		
Total Purchase Price \$ Cor Actual Value \$ Cor Cor Actual Value \$ Cor Cor Actual Value \$ Cor	•	126 St Charles Dr.	Date of Sale	
Actual Value Or Assessor's Market Value \$135,300.00  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 If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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).  Print  Unattested  Wertfield by)  Grantor Carfinite (circle one)	Addicss	Helena, AL 35080		<u>\$</u>
Assessor's Market Value \$135,300.00  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		<u></u>		\$
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Date:March, 2017 Unattested Sign: Sign: Grantor/Orantee/Owner/Agent (circle one)	further und	lerstand that any false statemen	belief that the information contained in the other claimed on this form may result in the	is document is true and accurate. I imposition of the penalty indicated
Unattested Sign: Sign: Sign: Grantor/Orantee/Owner/Agent (circle one)				
(verified by)  Grantor/Orantee/Owner/Agent (circle one)	Date:	_March, 2017		W. Mill
	Ur	<del></del>		

## 20170316000089340 03/16/2017 02:50:30 PM QCDEED 6/6

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

Name	LHF 4 ASSETS, LLC	Grantee's Name	EPH 2 ASSETS, LLC
Mailing	8300 N. Mopac Expressway	Mailing Address	8300 N. Mopac Expressway
Address	Suite 200		Suite 200
	Austin, TX 78759		Austin, TX 78759
Property	8028 Rockhampton Circle	Date of Sale	
Address	Helena, AL 35080	Total Purchase Price	\$
		Or Actual Value	\$
		Or Assessor's Market Value	\$148,100
Bill of Sales	(Recordation of documentary evidence of SaleX Contract ng Statement reyance document presented for records form is not required.	Appraisal Other ½ interest	information referenced above, the
filing of thi			
Grantor's r	name and mailing address - provide the		
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