

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 "Grantor") by **EPH 2 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
15 day of March 2017.

LHF 4 ASSETS, LLC

By: Main Street Renewal, LLC

Its: Authorized Signor

By: 

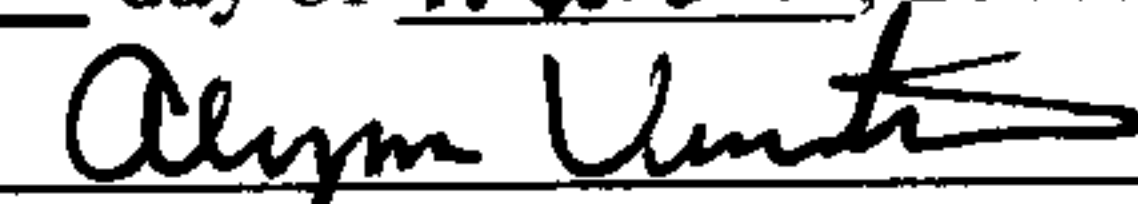
Karen McConnell

Its: Closing Manager

STATE OF: Texas
COUNTY OF Travis

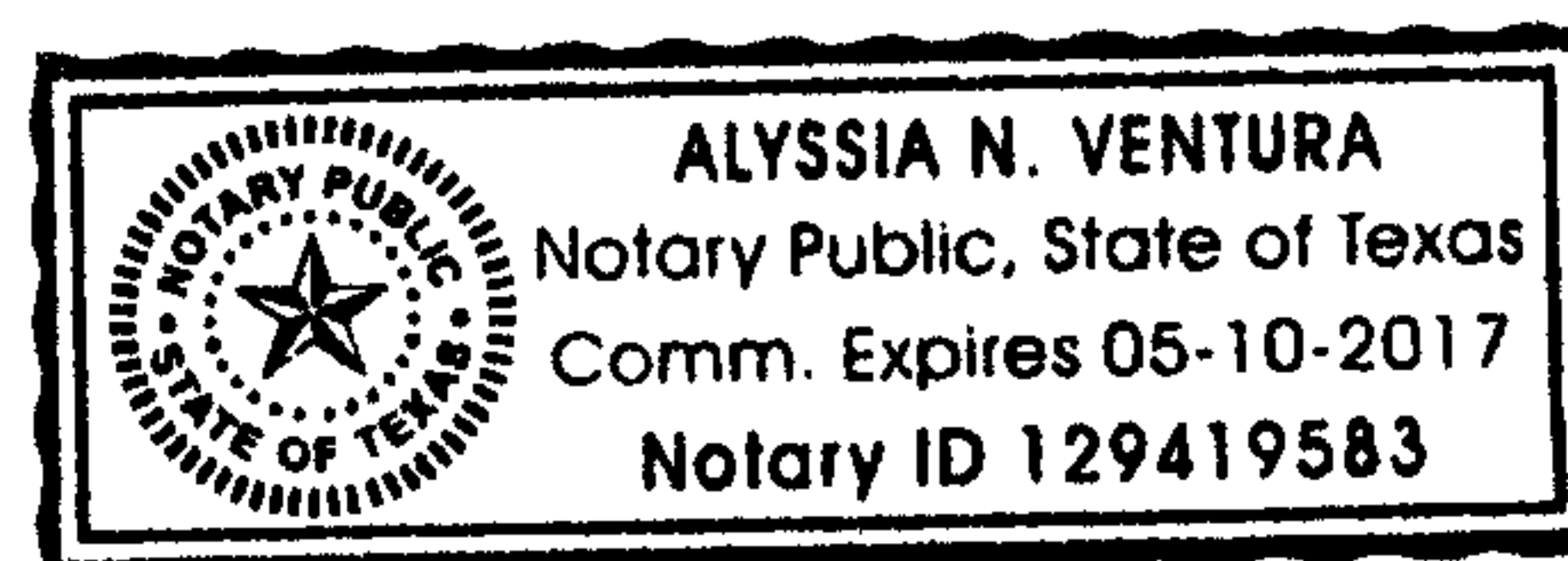
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Karen McConnell, whose name as Manager of LHF 4 ASSETS, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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



"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 100, 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

Real Estate Sales Validation Form

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

Grantor's Name	LHF 4 ASSETS, LLC	Grantee's Name	EPH 2 ASSETS, LLC
Mailing Address	8300 N. Mopac Expressway	Mailing Address	8300 N. Mopac Expressway
	Suite 200		Suite 200
	Austin, TX 78759		Austin, TX 78759
Property Address	113 Ashby St.	Date of Sale	
	Calera, AL 35040	Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$122,900.00

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

 ☒ Appraisal
☐ Sales Contract

 ☐ Other 1/2 interest
☐ 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. 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: March, 2017

☐ Unattested

(verified by)

Print

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

Real Estate Sales Validation Form

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

Grantor's Name	LHF 4 ASSETS, LLC	Grantee's Name	EPH 2 ASSETS, LLC
Mailing Address	8300 N. Mopac Expressway	Mailing Address	8300 N. Mopac Expressway
	Suite 200		Suite 200
	Austin, TX 78759		Austin, TX 78759
Property Address	1061 Village Trail	Date of Sale	
	Calera, AL 35040	Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$106,800.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
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Mailing Address	8300 N. Mopac Expressway	Mailing Address	8300 N. Mopac Expressway
	Suite 200		Suite 200
	Austin, TX 78759		Austin, TX 78759
Property Address	126 St Charles Dr.	Date of Sale	
	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:
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☐ Sales Contract ☐ Other 1/2 interest
☐ Closing Statement

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Date: March, 2017

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Mailing Address	8300 N. Mopac Expressway	Mailing Address	8300 N. Mopac Expressway
	Suite 200		Suite 200
	Austin, TX 78759		Austin, TX 78759
Property Address	8028 Rockhampton Circle	Date of Sale	
	Helena, AL 35080	Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$148,100

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
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Date: March, 2017

_____ Unattested

_____ (verified by)

Print

Sign: _____
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/16/2017 02:50:30 PM
 \$543.50 CHERRY
 20170316000089340