

PREPARED BY:

TAMMY IRONS, ESQ.
THE IRONS LAW FIRM
219 N. COURT ST.
FLORENCE, AL 35630

SEND TAX NOTICE TO:

VCP CLEAR SPRINGS, LLC
2110 POWERS FERRY RD. #150
ATLANTA, GA 30339

SPECIAL WARRANTY DEED
(Shelby County, Alabama)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE (herein called the "Special Warranty Deed"), made and entered into as of this 19 day of JUNE, 2017, between Housing Investors Columbiana II, Ltd., an Alabama limited partnership (herein called "Grantor"), and VCP Clear Springs, LLC, an Alabama limited liability company (herein called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits);

W I T N E S S E T H: That,

FOR AND IN CONSIDERATION of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, by Grantee to Grantor, Grantor has bargained sold and does by these presents bargain, sell, remise, release, transfer and convey to Grantee, that tract or parcel of land and all improvements located thereon, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property");

TOGETHER WITH all the rights, members and appurtenances to the Property in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD the Property with all and singular the rights, members, and appurtenances thereof, to the same belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever IN FEE SIMPLE.

SUBJECT HOWEVER, to all matters shown on **Exhibit "B"** attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

SELLER:

HOUSING INVESTORS COLUMBIANA II,
LTD.,
an Alabama limited partnership

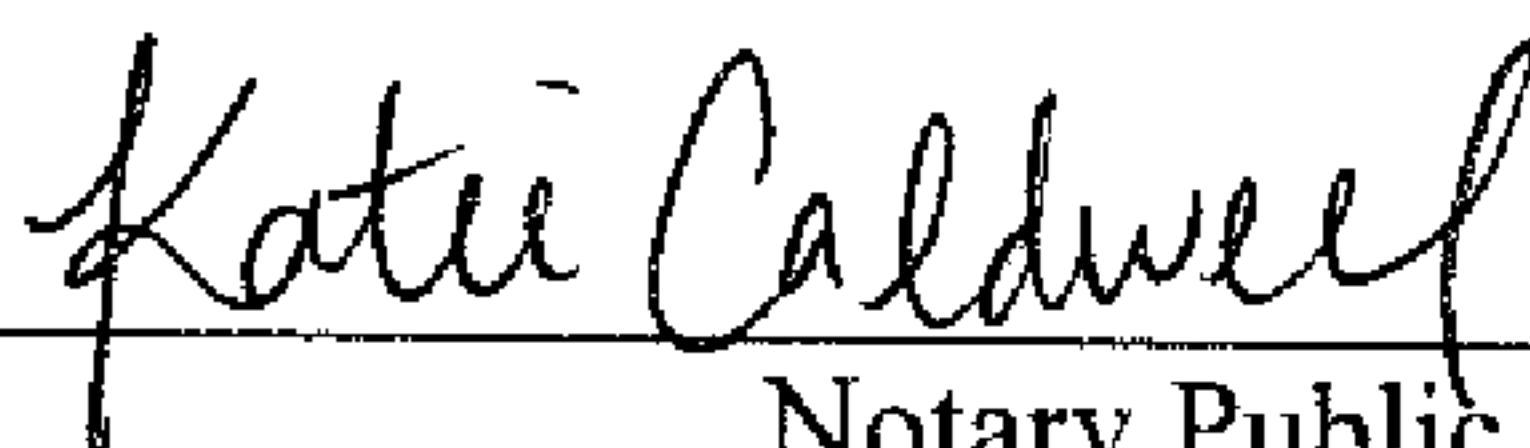
By: Housing Investors, Inc.,
an Alabama corporation
Its: General Partner

By: 
Name: Stan Evans
Its: Treasurer

STATE OF ALABAMA)
)
MORGAN COUNTY)

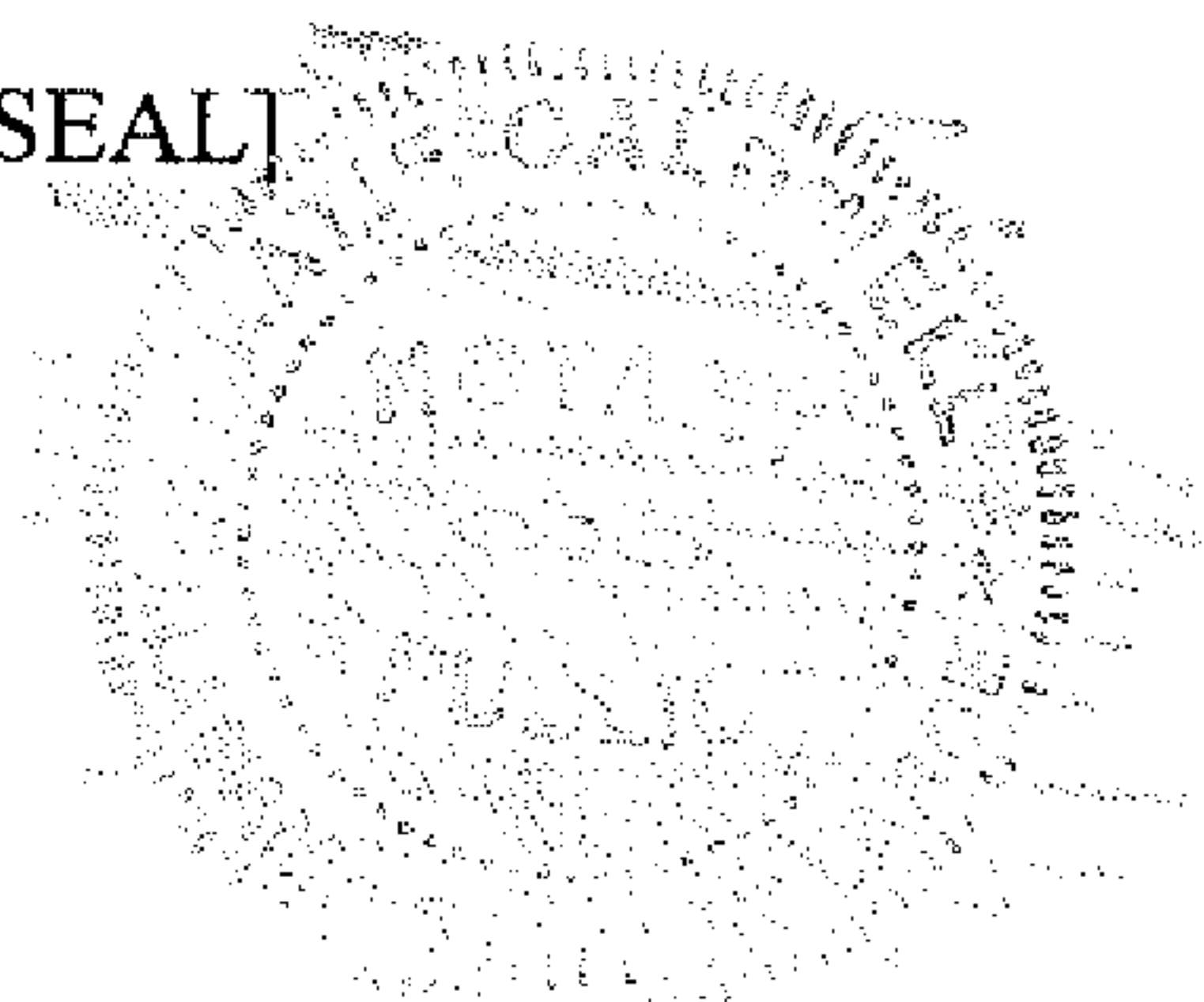
I, the undersigned, a notary public in and for said County in said State, hereby certify that Stan Evans, as Treasurer of HOUSING INVESTORS, INC., an Alabama corporation, General Partner of HOUSING INVESTORS COLUMBIANA II, LTD., an Alabama limited partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as an officer of the corporation, with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 19 day of June, 2017.


Notary Public

[NOTARIAL SEAL]

My commission expires: 9/25/18



A PART OF THE SE 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE WHERE THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 INTERSECTS THE WEST RIGHT OF WAY LINE OF EGG AND BUTTER ROAD THENCE SOUTH 49 DEGREES 59 MINUTES 02 SECONDS WEST 514.43 FEET ALONG THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 TO A 1/2" REBAR FOUND WITH HOLLIS CAP AND THE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES 40 MINUTES 13 SECONDS EAST 196.89 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 63 DEGREES 26 MINUTES 03 SECONDS WEST 40.00 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 26 DEGREES 33 MINUTES 57 SECONDS EAST 25.00 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 63 DEGREES 26 MINUTES 03 SECONDS WEST 72.13 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 00 DEGREES 45 MINUTES 19 SECONDS EAST 226.53 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 81 DEGREES 13 MINUTES 24 SECONDS EAST 8.34 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 15 DEGREES 59 MINUTES 44 SECONDS WEST 325.29 FEET TO AN IRON FOUND; THENCE NORTH 81 DEGREES 11 MINUTES 07 SECONDS WEST 186.66 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE NORTH 17 MINUTES 33 SECONDS 26 SECONDS WEST 448.99 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP ON THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE NORTH 49 DEGREES 59 MINUTES 02 SECONDS EAST 509.17 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINING 4.9 ACRES, MORE OR LESS.

ALONG WITH THE PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR DRAINAGE, UTILITIES, INCLUDING INSTALLATION, AND USE AND MAINTENANCE OF A SEWER DRAINAGE LINE DESCRIBED IN INSTRUMENT DATED OCTOBER 28, 1996, RECORDED OCTOBER 28, 1996, IN INSTRUMENT NO. 1996-35731 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

EXHIBIT B

1. Taxes or assessments for the year 2017 and subsequent years, not yet due and payable.
2. Rights of residential tenants as tenants only.
3. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits as recorded in Instrument No. 1995-29427, and amended in Instrument No. 20030625000397730.

NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Declaration of Land Use Restrictive Covenants for Alabama's Home Program as recorded in Instrument No. 1995-29426, and amended in Instrument No. 20030625000397730.

NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Easement granted to Alabama Power Company as set out in instrument(s) recorded in Instrument No. 1996-36118 and Instrument No. 1996-36119.
6. Rights of other parties in and to the use of the easement for drainage and utilities as recorded in Instrument No. 1996-35731 and corrected agreement in Instrument No. 2000-39149.
7. Rights of other parties in and to the use of the easement for drainage and utilities as recorded in Instrument No. 2000-36573.
8. Declaration of Land Use Restrictive Covenants for Alabama's HOME Program as recorded in Instrument No. 1999-42707, and amended in Instrument No. 2000/39150.

NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)
9. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits as recorded in Instrument No. 1999-42706, and amended in Instrument No. 2000/39150.

NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)
10. Right of Way for public road, as recorded in Deed Book 198, PAGE 191 and Deed Book 86, Page 272.
11. Any portion of subject property included in the vacation as recorded in Instrument No. 1995-36272.
12. All other easements, restrictions, covenants, encumbrances, certificates and other matters of record.

13. Coal, oil, gas and other mineral and mining rights not owned by Grantor, if any.
14. Encroachments, encumbrances, violations, variations, overlaps, adverse circumstances and other matters which would be revealed by an accurate survey or inspection.

Real Estate Sales Validation Form

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

Grantor's Name Housing Investors Columbiana II, Ltd.
Mailing Address 1116 E. Upper River Road
Decatur, AL 35603

Grantee's Name VCP Clear Springs, LLC
Mailing Address 2110 Powers Ferry Road
Suite 150
Atlanta, GA 30339

Property Address 515 Old Highway 25
Columbiana, AL 35051

Date of Sale JUNE 20, 2017
Total Purchase Price \$ 1,204,779.00

or
Actual Value \$

or
Assessor's Market Value \$

20170706000240410 07/06/2017 02:34:40 PM DEEDS 6/6

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

☒ 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 6/20/17

Print Housing Investors Columbiana II, Ltd.

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STAN EVANS, TREAS

HOUSING INVESTORS INC,
GENERAL PARTNER



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2017 02:34:40 PM
\$31.00 CHERRY
20170706000240410

[Signature]