


SEND TAX NOTICE TO:
Grand Am 4, LLC
5001 Plaza on the Lake, Suite 200
Austin, Texas 78746


20171030000391540 1/5 \$148.50
Shelby Cnty Judge of Probate, AL
10/30/2017 12:02:35 PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Know all men by these presents: That for and in consideration of **One Hundred Twenty-One Thousand Two Hundred Ninety and 99/100 Dollars (\$121,290.99)** and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **KHL Properties, LLC**, a Delaware limited liability company (Hereinafter referred to as "Grantor") does hereby grant, bargain, sell and convey unto Grantee, **Grand Am 4, LLC**, a Delaware limited liability company (Hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

For Property Descriptions See Exhibit "A" Attached Hereto and Made a Part Hereof

Subject to: (a) applicable zoning, building and land use laws, ordinances, rules and regulations; (b) the lien of taxes and assessments not yet due and payable; (c) the rights of tenants, as tenants only, under a duly executed lease; (d) encroachments, overlaps, boundary line disputes, or other matters which would be discovered by an accurate survey and inspection of the premises; (e) prior conveyance(s) of mineral rights, together with all mining rights and other rights, privileges and immunities relating thereto; (f) such property specific exceptions as shown on **Exhibit "B"** attached hereto and made a part hereof; and (g) any other matters of record not specifically set forth in (f) hereinabove (collectively, the "Permitted Exceptions").


TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise noted above; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons claiming by, through, and under said Grantor, but not further or otherwise, and subject to the Permitted Exceptions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

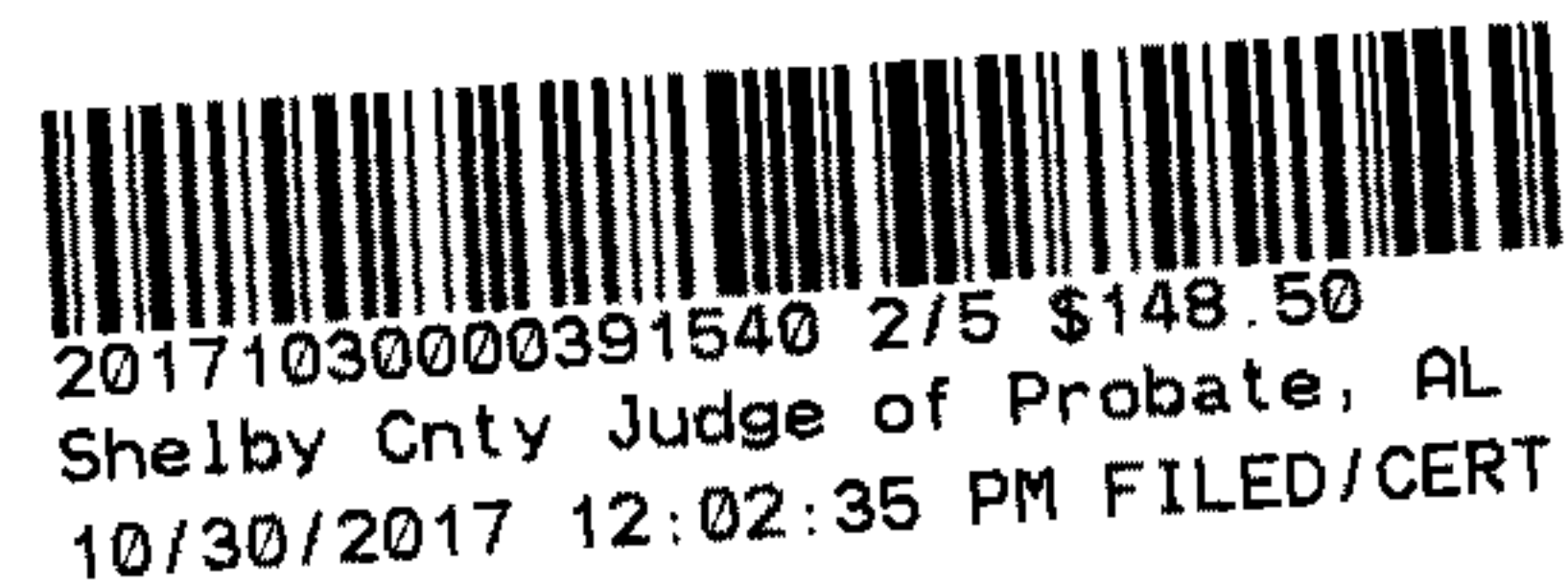
Grantor makes no other covenants of the title or the equivalent for the state in which the property is located. Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law or otherwise, concerning the condition of the property.

Shelby County, AL 10/30/2017
State of Alabama
Deed Tax: \$121.50

IN WITNESS WHEREOF I have hereunto set my hand and seal, this ____ day of October, 2017.

KHL Properties, LLC
a Delaware limited liability company

By: 
Brandon Nielson
Its: President



STATE OF Utah
COUNTY OF Davis

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Brandon Nielson, whose name as President of KHL Properties 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said KHL Properties LLC

Given under my hand and official seal, this the 23 day of October, 2017.


Notary Public
My Commission Expires:

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

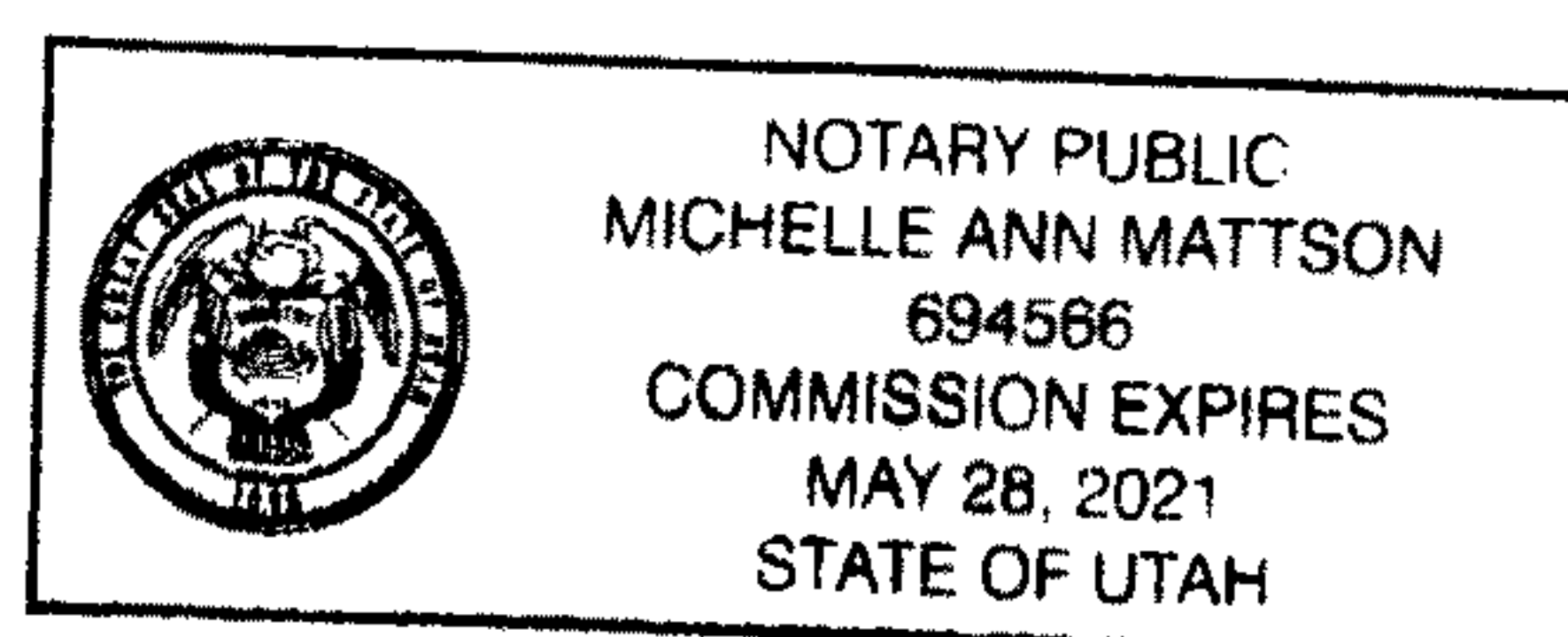


EXHIBIT "A"

Tract 1:

LOT 29, ACCORDING TO SURVEY OF HUNTER'S GLEN, FIRST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 29 Fox Hound Trail, Pelham, AL 35124
Parcel No.: 14 4 18 4 002 006.000

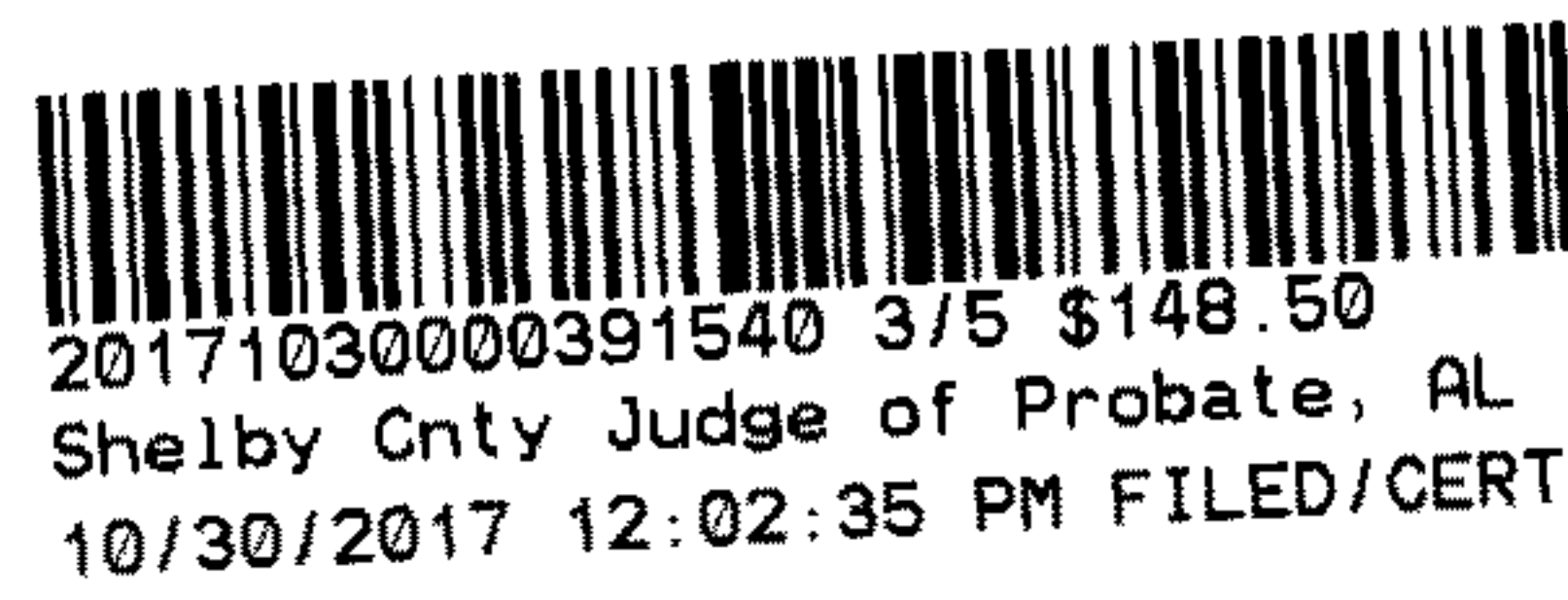


EXHIBIT "B"

As to Tract 1 - 29 Fox Hound Trail, Pelham, AL 35124 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on survey and/or map of record in Map Book 6, Page 56.



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

Grantor's Name <u>KHL Properties, LLC</u> Mailing Address <u>130 Inverness Plaza</u> <u>Suite 306</u> <u>Birmingham, Alabama 35242</u>	Grantee's Name <u>Grand Am 4, LLC</u> Mailing Address <u>5001 Plaza on the Lake</u> <u>Suite 200</u> <u>Austin, Texas 78746</u>
Property Address <u>29 Fox Hound Trail</u> <u>Pelham, Alabama 35124</u>	Date of Sale <u>October 24, 2017</u> Total Purchase Price <u>\$121,290.99</u> Or Actual Value <u>\$</u> Or Assessor's Market Value <u>\$</u>

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.

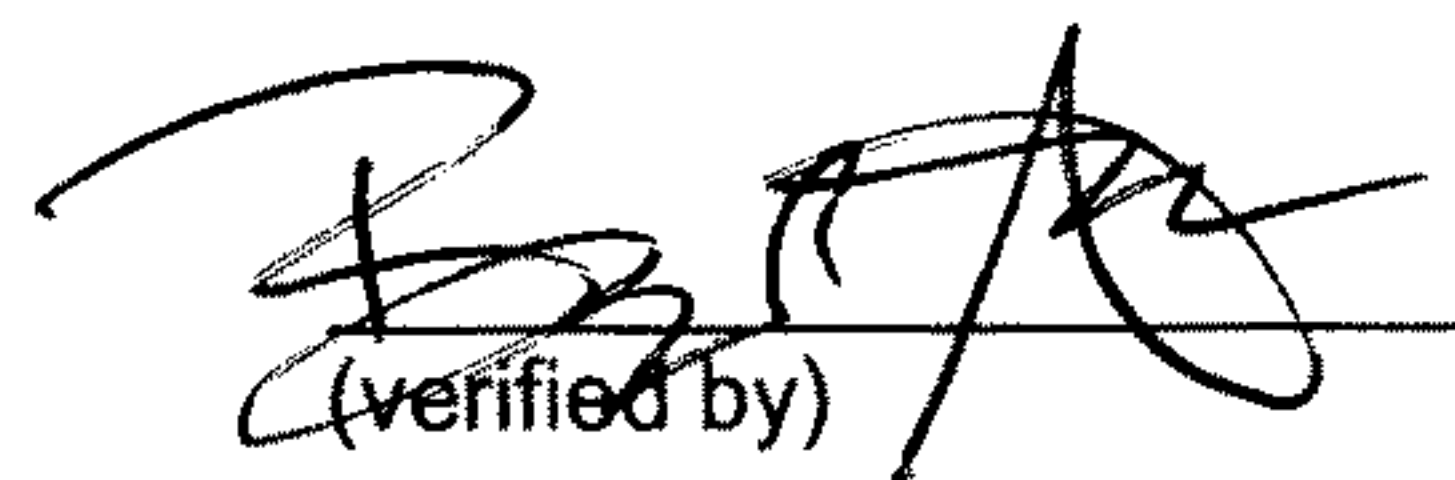
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: October 24, 2017


☐ Unattested


(verified by)

Print: Brandon Nielson

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

Form RT-1


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