

20180223000057680
02/23/2018 10:56:29 AM
DEEDS 1/12

SEND TAX NOTICE TO:
Ryan LLC
Attn: Rodney Cilien
500 East Broward Blvd., Suite 1130
Ft. Lauderdale, FL 33394

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Know all men by these presents: That for and in consideration of \$ 2,305,297.32 (\$) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, JEFF 1, LLC (Hereinafter referred to as "Grantor") does hereby grant, bargain, sell and convey unto Grantee, CERBERUS SFR HOLDINGS, L.P. (Hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

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

Subject only 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; and, (f) such property specific exceptions as shown on **Schedule "B"** attached hereto and made a part hereof (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 forever; 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 stated in this deed; there are no existing or ongoing violations of zoning ordinances or other governmental restrictions affecting the use of the Property; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever 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.

WITNESS the Grantor's hand in Travis County, Texas on this 7 day of February, 2018.

GRANTOR:

JEFF 1, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: 

Karen McConnell

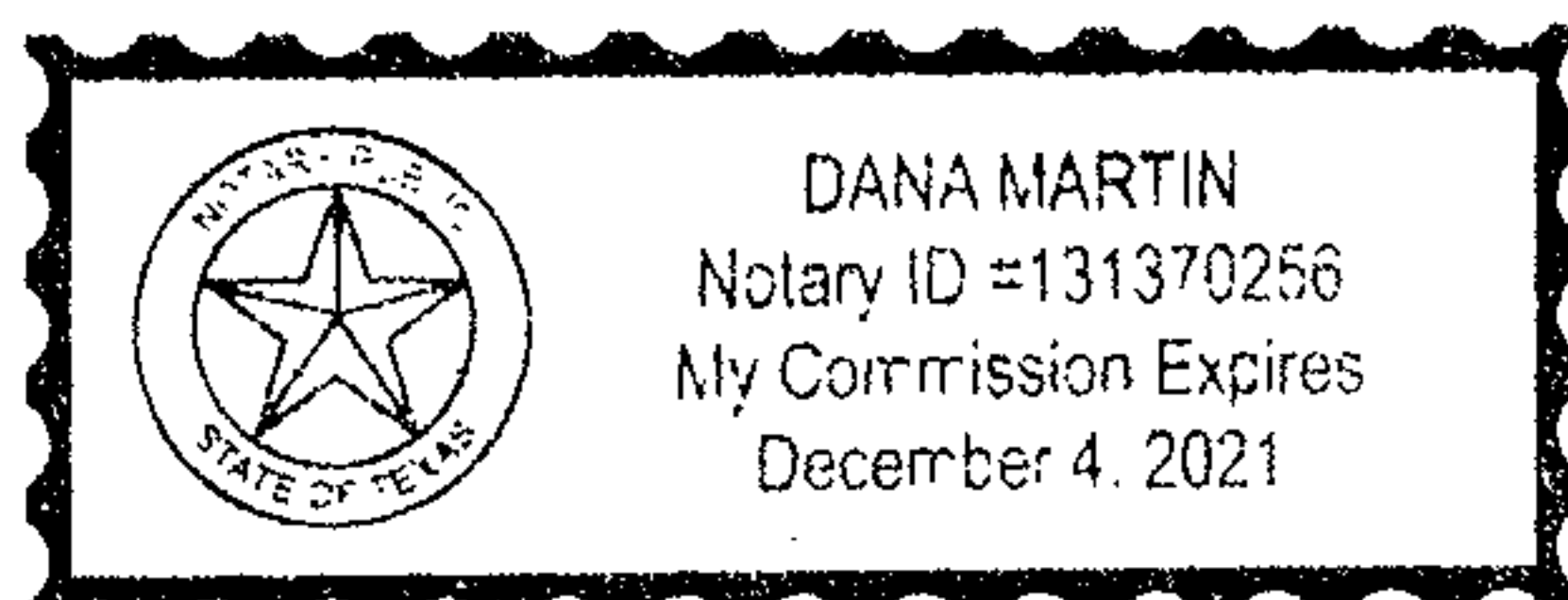
Its: Closing Manager


STATE OF TEXAS

COUNTY OF TRAVIS

Before me the undersigned Notary Public of the State and County aforesaid, appeared Karen McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Closing Manager for Main Street Renewal LLC, the Authorized Signor for JEFF 1, LLC, the within named bargainor, and that she as such authorized signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as an authorized signatory.

WITNESS my hand and seal, at office in Travis County, Texas this 7th day of February, 2018.




Notary Public

My Commission Expires:

Dec. 4, 2021

Prepared by:

Jeremy L Parker

Parker Law Firm, LLC

1560 Montgomery Hwy Ste 205

Birmingham, AL 35216

SCHEDULE "A"

Tract 1:

Lot 26, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 171 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 001.000

Title File No.: 11111-Z16

Tract 2:

Lot 31, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 145 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 006.000

Title File No.: 11111-Z17

Tract 3:

Lot 74, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 198 Oakwell St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 114.000

Title File No.: 11111-Z18

Tract 4:

Lot 76, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 206 Oakwell St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 116.000

Title File No.: 11111-Z19

Tract 5:

Lot 30, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 151 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 005.000

Title File No.: 11111-Z20

Tract 6:

Lot 32, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 141 Rosegate Dr, Calera, AL 35040
Parcel No.: 28 4 17 1 004 007.000
Title File No.: 11111-Z21

Tract 7:

Lot 35, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 129 Rosegate Dr, Calera, AL 35040
Parcel No.: 28 4 17 1 004 010.000
Title File No.: 11111-Z22

Tract 8:

Lot 65, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 166 Rosegate Dr, Calera, AL 35040
Parcel No.: 28 4 17 1 004 129.000
Title File No.: 11111-Z23

Tract 9:

Lot 66, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 166 Oakwell St, Calera, AL 35040
Parcel No.: 28 4 17 1 004 106.000
Title File No.: 11111-Z24

Tract 10:

Lot 152, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 149 Ashby St, Calera, AL 35040
Parcel No.: 28 4 17 1 004 082.000
Title File No.: 11111-Z25

Tract 11:

Lot 84, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 203 Oakwell St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 095.000

Title File No.: 11111-Z26

Tract 12:

Lot 144, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Property Address: 181 Ashby St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 074.000

Title File No.: 11111-Z27

SCHEDULE "B"

As to Tract 1 - 171 Rosegate Dr, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20080402000132950.

As to Tract 2 - 145 Rosegate Dr, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20080402000132950.

As to Tract 3 - 198 Oakwell St, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20080402000132950.

As to Tract 4 - 206 Oakwell St, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20080402000132950.

As to Tract 5 - 151 Rosegate Dr, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20080402000132950; Instrument No. 20080402000132970.
3. Grant of Land Easement recorded in Instrument No. 20061212000602760.

As to Tract 6 - 141 Rosegate Dr, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20080402000132950; Instrument No. 20080402000132970.
3. Grant of Land Easement recorded in Instrument No. 20061212000602760.

As to Tract 7 - 129 Rosegate Dr, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20041006000552490; Instrument No. 20080402000132950; Instrument No. 20080402000132970.

As to Tract 8 - 166 Rosegate Dr, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20041006000552490; Instrument No. 20080402000132950; Instrument No. 20080402000132970.

As to Tract 9 - 166 Oakwell St, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20041006000552490; Instrument No. 20050708000342360; Instrument No. 20080402000132950; Instrument No. 20080402000132960; Instrument No. 20080402000132970.

As to Tract 10 - 149 Ashby St, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20041006000552490; Instrument No. 20050708000342360; Instrument No. 20080402000132950; Instrument No. 20080402000132960; Instrument No. 20080402000132970.

As to Tract 11 - 203 Oakwell St, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20041006000552490; Instrument No. 20050708000342360; Instrument No. 20080402000132950; Instrument No. 20080402000132960; Instrument No. 20080402000132970.

As to Tract 12 - 181 Ashby St, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 39, Page 131.
2. Covenants, conditions and restrictions in said county in Instrument No. 20040908000499580; Instrument No. 20041006000552490; Instrument No. 20050708000342360; Instrument No. 20080402000132950; Instrument No. 20080402000132960; Instrument No. 20080402000132970.

Real Estate Sales Validation Form

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

Grantor's Name JEFF I, LLC
 Mailing Address 5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746

Grantee's Name CERBERUS SPR HOLDINGS, L.P.
 Mailing Address 1850 PARKWAY PLACE
11TH FLOOR
MARIETTA, GA 30067

Property Address PLEASE SEE ATTACHED

Date of Sale 2/7/2018
 Total Purchase Price \$ 2,305,297.32

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 SALE

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 2/19/2018

Print Titus A. Daulton

☒ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SCHEDULE "A"

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Title File No.: 11111-Z16

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Parcel No.: 28 4 17 1 004 006.000

Title File No.: 11111-Z17

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Property Address: 198 Oakwell St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 114.000

Title File No.: 11111-Z18

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Parcel No.: 28 4 17 1 004 116.000

Title File No.: 11111-Z19

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Parcel No.: 28 4 17 1 004 005.000

Title File No.: 11111-Z20

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Parcel No.: 28 4 17 1 004 007.000

Title File No.: 11111-Z21

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Parcel No.: 28 4 17 1 004 010.000

Title File No.: 11111-Z22

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Property Address: 166 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 129.000

Title File No.: 11111-Z23

Tract 9:

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Property Address: 166 Oakwell St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 106.000

Title File No.: 11111-Z24

Tract 10:

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Property Address: 149 Ashby St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 082.000

Title File No.: 11111-Z25

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Property Address: 203 Oakwell St, Calera, AL 35040
Parcel No.: 28 4 17 1 004 095.000
Title File No.: 11111-Z26

Tract 12:

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Property Address: 181 Ashby St, Calera, AL 35040
Parcel No.: 28 4 17 1 004 074.000
Title File No.: 11111-Z27



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2018 10:56:29 AM
\$2353.50 JESSICA
20180223000057680

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.