

20180223000057800  
02/23/2018 11:36:16 AM  
DEEDS 1/10

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 \$1,861,621.62 (\$) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, TRANS AM SFE II, 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:**

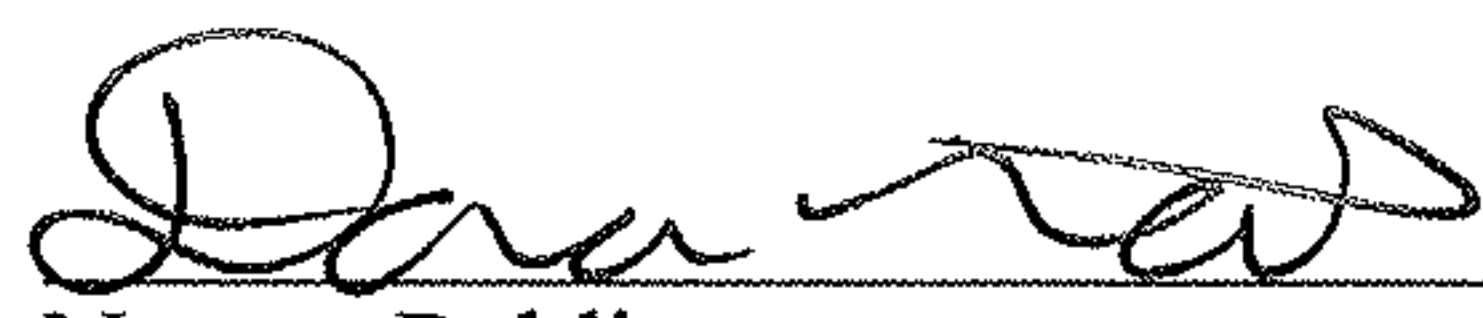
TRANS AM SFE II, LLC  
By: Main Street Renewal LLC  
Its: Authorized Signor

By:   
Karen McConnell  
Its: Closing Manager

STATE OF TEXAS  
COUNTY OF TRAVIS

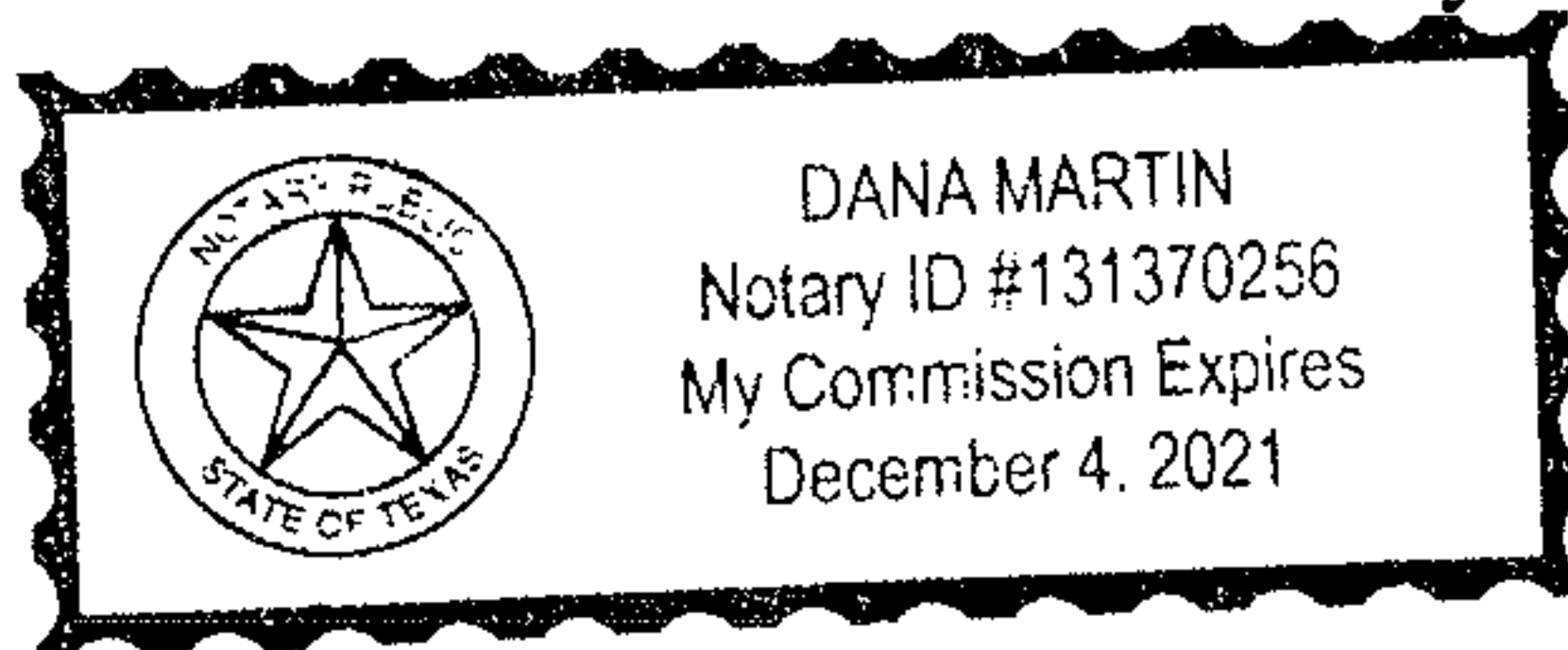
Before me the undersigned Notary Public of the State and County aforesaid, appeared Karen McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Closing Manager for Main Street Renewal LLC, the Authorized Signor for TRANS AM SFE II, 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 7<sup>th</sup> 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 62, 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: 134 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 126.000

Title File No.: 11111-Z33

**Tract 2:**

Lot 77, 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: 210 Oakwell St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 117.000

Title File No.: 11111-Z34

**Tract 3:**

Lot 60, 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: 124 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 124.000

Title File No.: 11111-Z35

**Tract 4:**

Lot 59, 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: 120 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 123.000

Title File No.: 11111-Z36

**Tract 5:**

Lot 56, 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: 108 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 120.000

Title File No.: 11111-Z37

**Tract 6:**

Lot 55, 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: 104 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 119.000

Title File No.: 11111-Z38

**Tract 7:**

Lot 150, 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: 157 Ashby St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 080.000

Title File No.: 11111-Z40

**Tract 8:**

Lot 57, 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: 112 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 121.000

Title File No.: 11111-Z41

**Tract 9:**

Lot 160, according to the Survey of Waterstone Phase 3- 1st Addition as recorded in Map Book 46, Page 90, in the Probate Office of Shelby County, Alabama.

Property Address: 309 Waterstone Way, Calera, AL 35040

Parcel No.: 28-3-06-0-011-045.000

Title File No.: 11111-Z55

**Tract 10:**

Lot 159, according to the Survey of Waterstone Phase 3- 1st Addition as recorded in Map Book 46, Page 90, in the Probate Office of Shelby County, Alabama.

Property Address: 313 Waterstone Way, Calera, AL 35040

Parcel No.: 28-3-06-011-044.000

Title File No.: 11111-Z56



**SCHEDULE "B"**

**As to Tract 1 - 134 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.
4. Deed - Minerals, Resources and Groundwater recorded in Instrument No. 20161011000372150.

**As to Tract 2 - 210 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; Instrument No. 20080402000132970.
3. Grant of Land Easement recorded in Instrument No. 20061212000602760.
4. Deed - Minerals, Resources and Groundwater recorded in Instrument No. 20161011000372150.

**As to Tract 3 - 124 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.
4. Deed - Minerals, Resources and Groundwater recorded in Instrument No. 20161011000372150.

**As to Tract 4 - 120 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.
4. Deed - Minerals, Resources and Groundwater recorded in Instrument No. 20161011000372150.

**As to Tract 5 - 108 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.
4. Deed - Minerals, Resources and Groundwater recorded in Instrument No. 20161011000372150.

**As to Tract 6 - 104 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. 20050708000342360; Instrument No. 20080402000132950; Instrument No. 20080402000132960; Instrument No. 20080402000132970.

**As to Tract 7 - 157 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. 20080402000132950.

**As to Tract 8 - 112 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. 20050708000342360; Instrument No. 200802000132950; Instrument No. 20080402000132960; Instrument No. 20080402000132970.

**As to Tract 9 - 309 Waterstone Way, Calera, AL 35040 only:**

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 46, Page 90.
2. Covenants, Conditions and Restrictions as set forth Instrument No. 20110405000104630; and Instrument No. 20120113000016890.
3. Easement(s) recorded in Instrument No. 20060815000396430; and 200401060000009970.

**As to Tract 10 - 313 Waterstone Way, Calera, AL 35040 only:**

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 46, Page 90.
2. Covenants, Conditions and Restrictions as set forth Instrument No. 20110405000104630; and Instrument No. 20120113000016890.
3. Easement(s) recorded in Instrument No. 20060815000396430; and 200401060000009970.

## Real Estate Sales Validation Form

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

Grantor's Name TRANS AM SFE II, LLC  
 Mailing Address 5001 RIZZO ON THE LAKE  
SUITE 200  
AUSTIN, TX 78746

Grantee's Name CLERBERUS SPR HOLDINGS L.P.  
 Mailing Address 1850 PARKWAY PLACE  
NINTH FLOOR  
MARIETTA, GA 30067

Property Address PLEASE SEE ATTACHED  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 2/7/2018  
 Total Purchase Price \$ 1,861,621.62  
 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 TRANS A DANCEY

☒ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



**SCHEDULE "A"**

**Tract 1:**

Lot 62, 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: 134 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 126.000

Title File No.: 11111-Z33

**Tract 2:**

Lot 77, 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: 210 Oakwell St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 117.000

Title File No.: 11111-Z34

**Tract 3:**

Lot 60, 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: 124 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 124.000

Title File No.: 11111-Z35

**Tract 4:**

Lot 59, 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: 120 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 123.000

Title File No.: 11111-Z36

**Tract 5:**

Lot 56, 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: 108 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 120.000

Title File No.: 11111-Z37

**Tract 6:**

Lot 55, 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: 104 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 119.000

Title File No.: 11111-Z38

**Tract 7:**

Lot 150, 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: 157 Ashby St, Calera, AL 35040

Parcel No.: 28 4 17 1 004 080.000

Title File No.: 11111-Z40

**Tract 8:**

Lot 57, 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: 112 Rosegate Dr, Calera, AL 35040

Parcel No.: 28 4 17 1 004 121.000

Title File No.: 11111-Z41

**Tract 9:**

Lot 160, according to the Survey of Waterstone Phase 3- 1st Addition as recorded in Map Book 46, Page 90, in the Probate Office of Shelby County, Alabama.

Property Address: 309 Waterstone Way, Calera, AL 35040

Parcel No.: 28-3-06-0-011-045.000

Title File No.: 11111-Z55

**Tract 10:**

Lot 159, according to the Survey of Waterstone Phase 3- 1st Addition as recorded in Map Book 46, Page 90, in the Probate Office of Shelby County, Alabama.

Property Address: 313 Waterstone Way, Calera, AL 35040

Parcel No.: 28-3-06-011-044.000

Title File No.: 11111-Z56



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/23/2018 11:36:16 AM  
\$1904.00 JESSICA  
20180223000057800

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the official text.