

20180302000069250
03/02/2018 03:35:55 PM
DEEDS 1/5

SEND TAX NOTICE TO:
MUPR 3 ASSETS, LLC
c/o Main Street Renewal LLC
8300 N. Mopac Expressway, Suite 200
Austin, Texas 78759
~~9200 ZMAN~~

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Know all men by these presents: That for and in consideration of Two Hundred Eighteen Thousand Four Hundred Seventy-Four and 25/100 Dollars (\$218,474.25) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **KEYSTONE V HOMES HOLDINGS, LLC** (Hereinafter referred to as "Grantor") does hereby grant, bargain, sell and convey unto Grantee, **MUPR 3 ASSETS, LLC** (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 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 Exhibit "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.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 26 day of February, 2018.


Keystone V Homes Holdings, 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 Keystone V Homes Holdings, 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 limited liability company.

Given under my hand and official seal, this the 26 day of February, 2018.


Notary Public
My Commission Expires: May 28, 2021

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

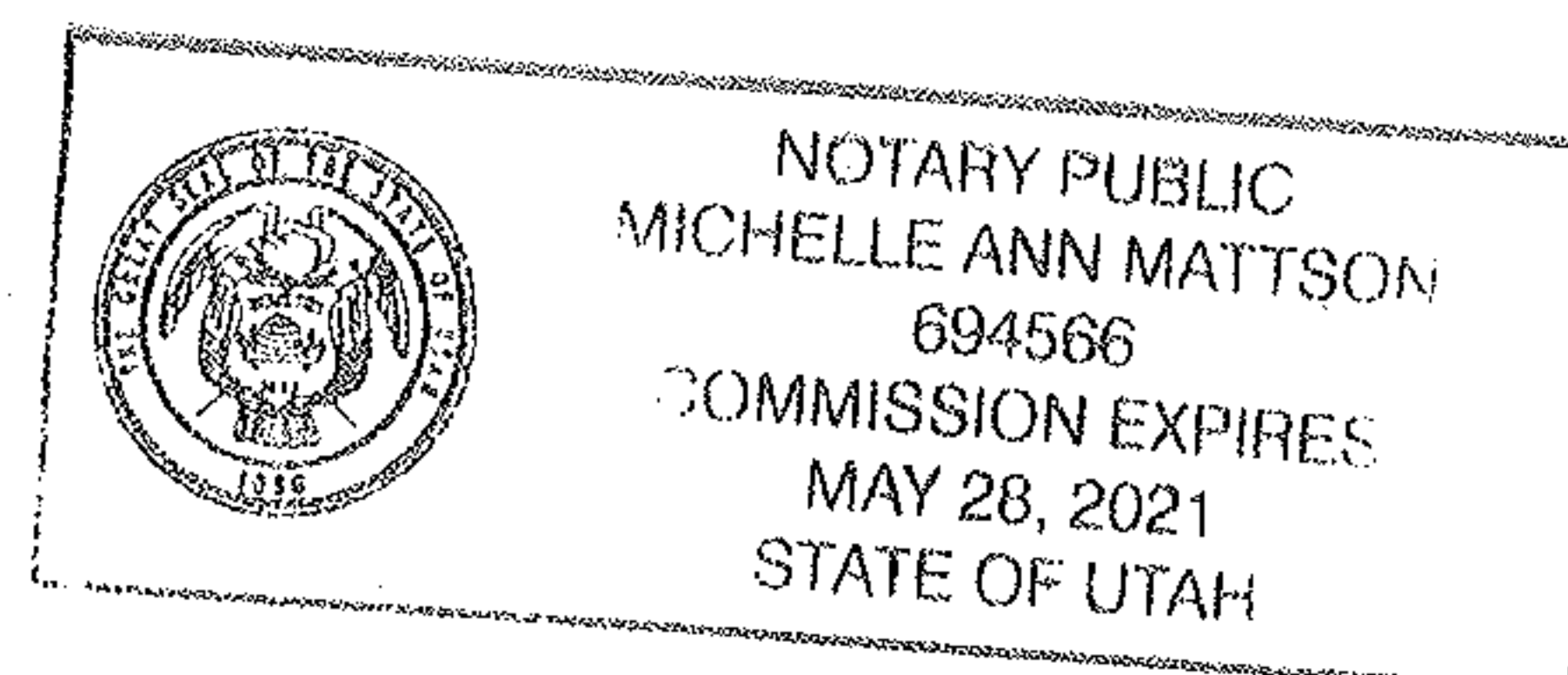


EXHIBIT "A"

Tract 1

Lot 3, Block 3, according to Farris-Smith Subdivision, recorded in Map Book 4, Page 60, in the Probate Office of Shelby County, Alabama.

Property Address: 1026 3rd Ave NW, Alabaster, AL 35007

Parcel ID No.: 13-7-35-3-002-007.000

Title File No.: 9200-Z1

Tract 2

Lot 21, according to the Survey of Kenton Brant Nickerson Subdivision, as recorded in Map Book 5, Page 53, in the Probate Office of Shelby County, Alabama.

Property Address: 1337 3rd Avenue, Alabaster, AL 35007

Parcel ID No.: 23-2-03-1-001-036.000

Title File No.: 9200-Z14

EXHIBIT "B"

As to Tract 1 - 1026 3rd Ave NW, Alabaster, AL 35007 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 4, Page 60.
2. Permits to Alabama Power recorded in Deed Book 209, Page 707.

As to Tract 2 - 1337 3rd Avenue, Alabaster, AL 35007 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Map Book 5, Page 53.
2. Easement(s) recorded in Deed Book 267, Page 396; and Deed Book 112, Page 331.

Real Estate Sales Validation Form

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

Grantor's Name KEYSTONE V HOMES HOLDINGS, LLC
 Mailing Address 130 INDEPENDENCE PLAZA
SUITE 306
BIRMINGHAM, AL 35242

Grantee's Name MUPR 3 ASSETS, LLC
 Mailing Address 5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746

Property Address 1026 3RD AVENUE NW
ALABASTER, AL 35007
1337 3RD AVENUE
ALABASTER, AL 35007

Date of Sale 2/26/2018
 Total Purchase Price \$ 218,474.25

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 2/28/2018

Print _____

Sign _____

☒ Unattested

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/02/2018 03:35:55 PM
 \$245.50 CHERRY
 20180302000069250

[Signature]

Form RT-1