



20180914000330720 1/12 \$49.00
Shelby Cnty Judge of Probate, AL
09/14/2018 10:24:33 AM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
SFR MT LLC
1209 Orange Street
Wilmington, Delaware 19801

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

OVATION PROPERTIES, LLC, a Texas limited liability company
whose mailing address is 835 W. 6th Street, Suite 1440, Austin, Texas 78703,

(hereinafter referred to as "Grantor"), in hand paid by

**SFR MT LLC, a Delaware limited liability company,
whose mailing address is 1209 Orange Street, Wilmington, Delaware 19801,**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in SHELBY County, Alabama (herein referred to as the "Property"), to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

\$ 1,068,755.00 OF THE CONSIDERATION WAS DERIVED FROM THE MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.

AL – OVATION PROPERTIES, LLC - SWD

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of SHELBY County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of September 10, 2018.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]**


20180914000330720 2/12 \$49.00
Shelby Cnty Judge of Probate, AL
09/14/2018 10:24:33 AM FILED/CERT

GRANTOR:

OVATION PROPERTIES, LLC, a Texas limited liability company

By: _____

Name: _____

Its: Authorized Signatory

STATE OF TEXAS)
COUNTY OF TRAVIS)

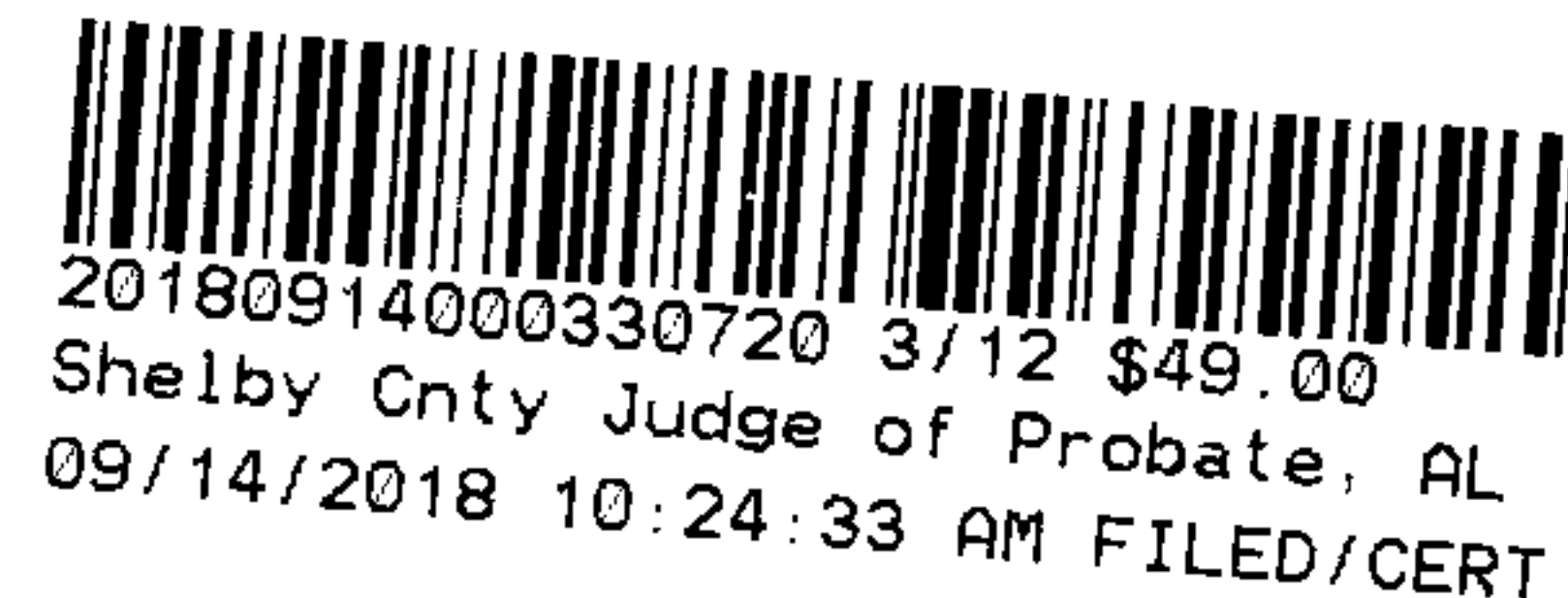
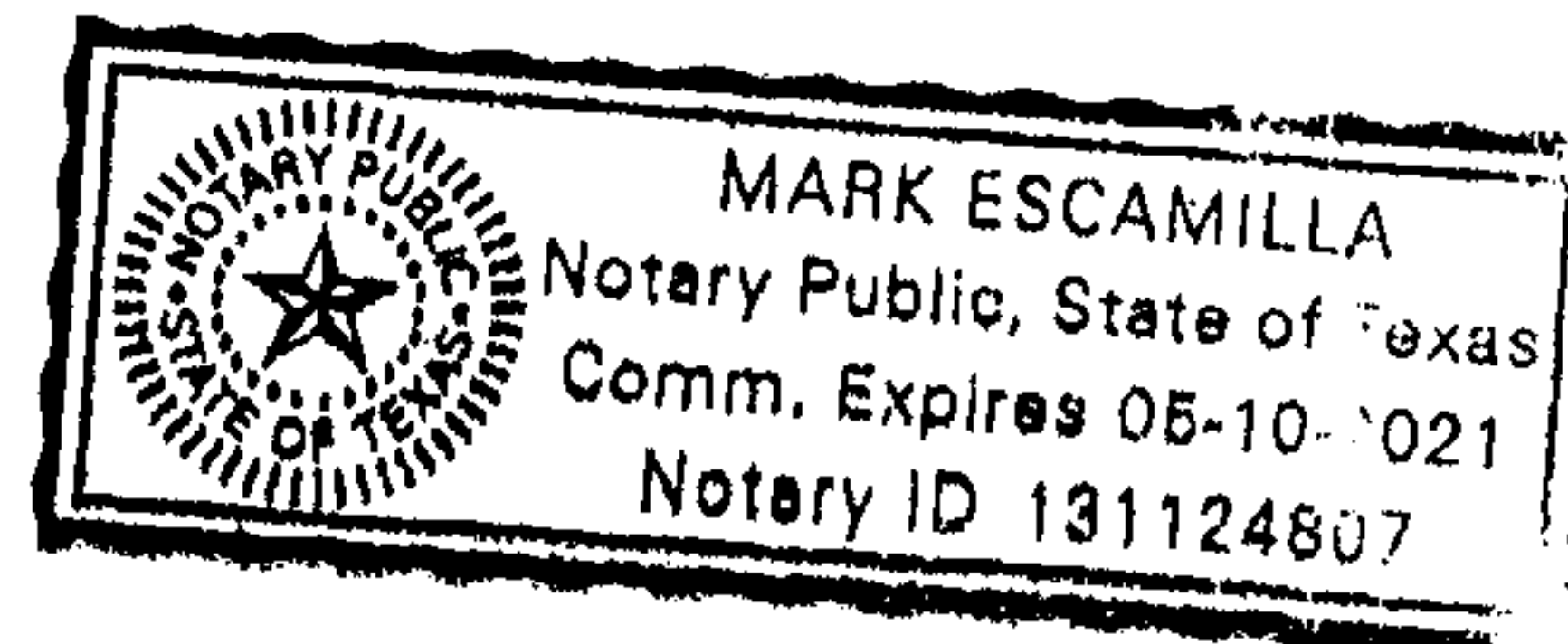
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SHEL KATZ, whose name as Authorized Signatory of Ovation Properties, LLC, a Texas limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such representative 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 5 day of SEPTEMBER, 2018.

Notary Public

AFFIX SEAL

My commission expires: 5-6-2021



20180914000330720 09/14/2018 10:24:33 AM DEEDS 4/12

This document prepared by:
Dawn Helms Sharff, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 5th Avenue North
Birmingham, AL 35203



20180914000330720 4/12 \$49.00
Shelby Cnty Judge of Probate, AL
09/14/2018 10:24:33 AM FILED/CERT

AL - OVATION PROPERTIES, LLC - SWD

20180914000330720 09/14/2018 10:24:33 AM DEEDS 5/12

EXHIBIT "A"



20180914000330720 5/12 \$49.00
Shelby Cnty Judge of Probate, AL
09/14/2018 10:24:33 AM FILED/CERT

20180914000330720 09/14/2018 10:24:33 AM DEEDS 6/12

PROPERTY SCHEDULE


20180914000330720 6/12 \$49.00
Shelby Cnty Judge of Probate, AL
09/14/2018 10:24:33 AM FILED/CERT

20180914000330720 09/14/2018 10:24:33 AM DEEDS 7/12

Count	File Number	Address	City	State	Zip	County
1	3146-ANG.GDN	139 KENTWOOD LN	ALABASTER	AL	35007	SHELBY
2	3082-ANG.GDN	213 PARK PLACE WAY	ALABASTER	AL	35007	SHELBY
3	3336-ANG.GDN	1068 PINE VALLEY DR	CALERA	AL	35040	SHELBY
4	3215-ANG.GDN	112 CHARLTON LN	CALERA	AL	35040	SHELBY
5	3231-ANG.GDN	825 MERIWEATHER DR	CALERA	AL	35040	SHELBY
6	3187-ANG.GDN	111 STRATFORD RD	MONTEVALLO	AL	35115	SHELBY
7	3129-ANG.GDN	117 MEADOWGREEN DR	MONTEVALLO	AL	35115	SHELBY


20180914000330720 7/12 \$49.00
Shelby Cnty Judge of Probate, AL
09/14/2018 10:24:33 AM FILED/CERT

20180914000330720 09/14/2018 10:24:33 AM DEEDS 8/12

LEGAL DESCRIPTIONS



20180914000330720 8/12 \$49.00
Shelby Cnty Judge of Probate, AL
09/14/2018 10:24:33 AM FILED/CERT

EXHIBIT A-1

STREET ADDRESS: 139 KENTWOOD LN, ALABASTER, AL, 35007

COUNTY: SHELBY

CLIENT CODE: 3146-ANG.GDN

TAX PARCEL ID/APN: 23 2 10 3 002 046.000

LOT 46, ACCORDING TO THE SURVEY OF KENTWOOD, FIRST ADDITION, AS RECORDED IN MAP BOOK 19, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 213 PARK PLACE WAY, ALABASTER, AL, 35007

COUNTY: SHELBY

CLIENT CODE: 3082-ANG.GDN

TAX PARCEL ID/APN: 23 2 10 4 005 031.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 31, ACCORDING TO THE SURVEY OF PARK PLACE, FIRST ADDITION, PHASE I, AS RECORDED IN MAP BOOK 15, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EXHIBIT A-3

STREET ADDRESS: 1068 PINE VALLEY DR, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 3336-ANG.GDN

TAX PARCEL ID/APN: 34 3 06 2 003 026.000

LOT 233 ACCORDING TO THE SURVEY OF RESERVE AT TIMBERLINE PHASE 3 AS RECORDED IN MAP BOOK 38, PAGE 53, SHELBY COUNTY, ALABAMA RECORDS.



EXHIBIT A-4

STREET ADDRESS: 112 CHARLTON LN, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 3215-ANG.GDN

TAX PARCEL ID/APN: 22 9 31 1 001 073.000

LOT 85, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR III PHASE II, AS RECORDED IN MAP BOOK 27, PAGE 122, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA.

EXHIBIT A-5

STREET ADDRESS: 825 MERIWEATHER DR, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 3231-ANG.GDN

TAX PARCEL ID/APN: 28 4 20 0 000 047.000

LOT 41, ACCORDING TO THE FINAL PLAT OF MERIWEATHER, SECTOR 3, AS RECORDED IN MAP BOOK 26, PAGE 103, IN THE OFFICE OF THE SHELBY COUNTY, ALABAMA.

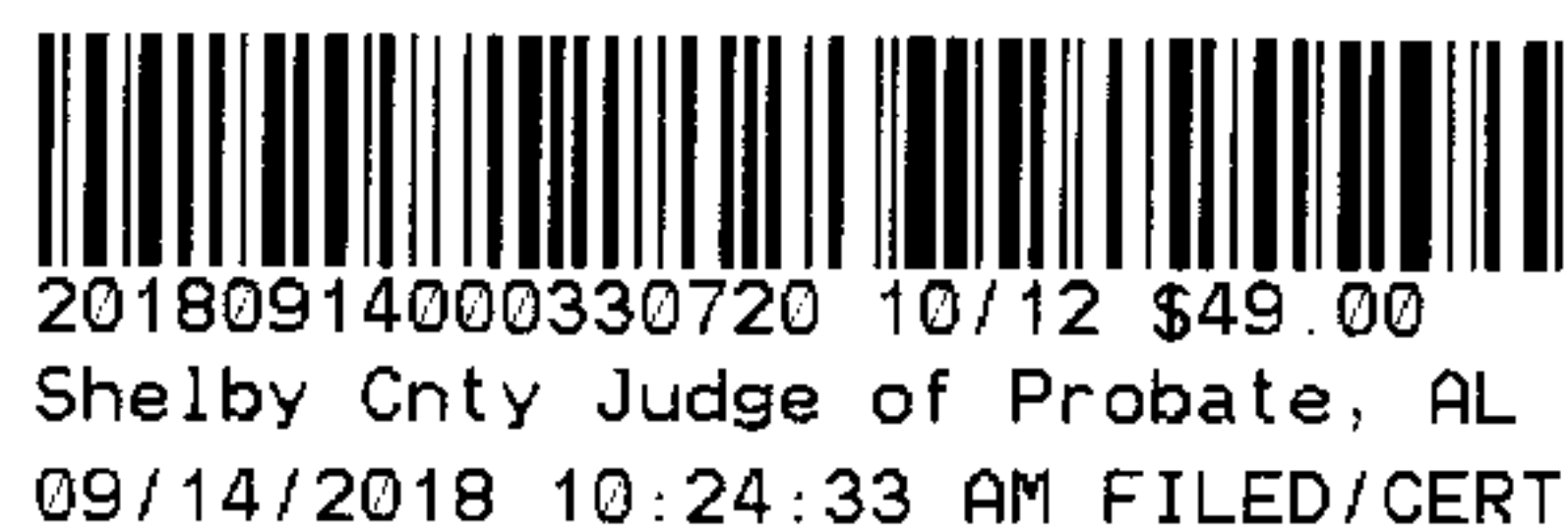


EXHIBIT A-6

STREET ADDRESS: 111 STRATFORD RD, MONTEVALLO, AL, 35115

COUNTY: SHELBY

CLIENT CODE: 3187-ANG.GDN

TAX PARCEL ID/APN: 36 2 03 3 003 004.000

LOT 4, ACCORDING TO THE SURVEY OF CANTERBURY ESTATES, FIRST ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. ALSO: A PORTION OF THE EXISTING TEN (10) FOOT EASEMENT WHICH IS SITUATED AND LIES UPON THE WEST SIDE OF LOT 4, CANTERBURY ESTATES, FIRST ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE SPECIFICALLY, DESIGNATED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID LOT 4 AND PROCEED SOUTH 13 DEG., 33MIN., 57 SEC, EAST FOR A DISTANCE OF 158.64 FEET TO A POINT; THENCE RUN SOUTH 48 DEG., 14 MIN., 33 SEC, EAST FOR A DISTANCE OF 29.67 FEET; THENCE PROCEED IN A NORTHEAST DIRECTION, AND PARALLEL TO THE NORTHERNMOST BOUNDARY OF SAID TEN (10) FOOT EASEMENT WHICH RUNS UPON THE SOUTH SIDE OF SAID PROPERTY FOR A DISTANCE OF TEN (10) FEET; THENCE RUN NORTHWESTERLY ALONG THE EASTERNMOST BOUNDARY OF SAID EASEMENT TO THE NORTHERNMOST BOUNDARY OF SAID LOT 4; THENCE RUN WESTERLY FOR A DISTANCE OF TEN (10) FEET ALONG THE NORTH BOUNDARY OF SAID LOT 4 TO THE POINT OF BEGINNING.

EXHIBIT A-7

STREET ADDRESS: 117 MEADOWGREEN DR, MONTEVALLO, AL, 35115

COUNTY: SHELBY

CLIENT CODE: 3129-ANG.GDN

TAX PARCEL ID/APN: 27 1 02 0 002 057.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 9, BLOCK 3, ACCORDING TO THE SURVEY OF MEADOWGREEN SUBDIVISION, AS RECORDED IN MAP BOOK 6, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.



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

Grantor's Name OVATION PROPERTIES, LLC
 Mailing Address 835 W. 6th Street
SUITE 1440
AUSTIN, TEXAS 78703

Grantee's Name SFR MT LLC
 Mailing Address 1209 Orange Street
Wilmington, DE 19801

Property Address SEE EXHIBIT "A".

Date of Sale 09/10/2018
 Total Purchase Price \$ 1,068,755.00

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

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

9/5/2018

Print

JOEL KATZ

Sign

(Grantor/Grantee/Owner/Agent) circle one

I attest

Filed and Recorded

Official Public Records

Verified by
County Alabama, County

Print Form

Form RT-1



20180914000330720 12/12 \$49.00
 Shelby Cnty Judge of Probate, AL
 09/14/2018 10:24:33 AM FILED/CERT

Allen S. Bayl