



20180914000330730 1/10 \$43.00
Shelby Cnty Judge of Probate, AL
09/14/2018 10:24:34 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, d/b/a OVATION ALABAMA
PROPERTY HOLDINGS, LLC,**
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.

**§ 173,747.00 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.

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]**


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AL - OVATION PROPERTIES, LLC - SWD

GRANTOR:

OVATION PROPERTIES, LLC, a Texas limited liability company

By: [Signature]
Name: Joel Katz
Its: Authorized Signatory

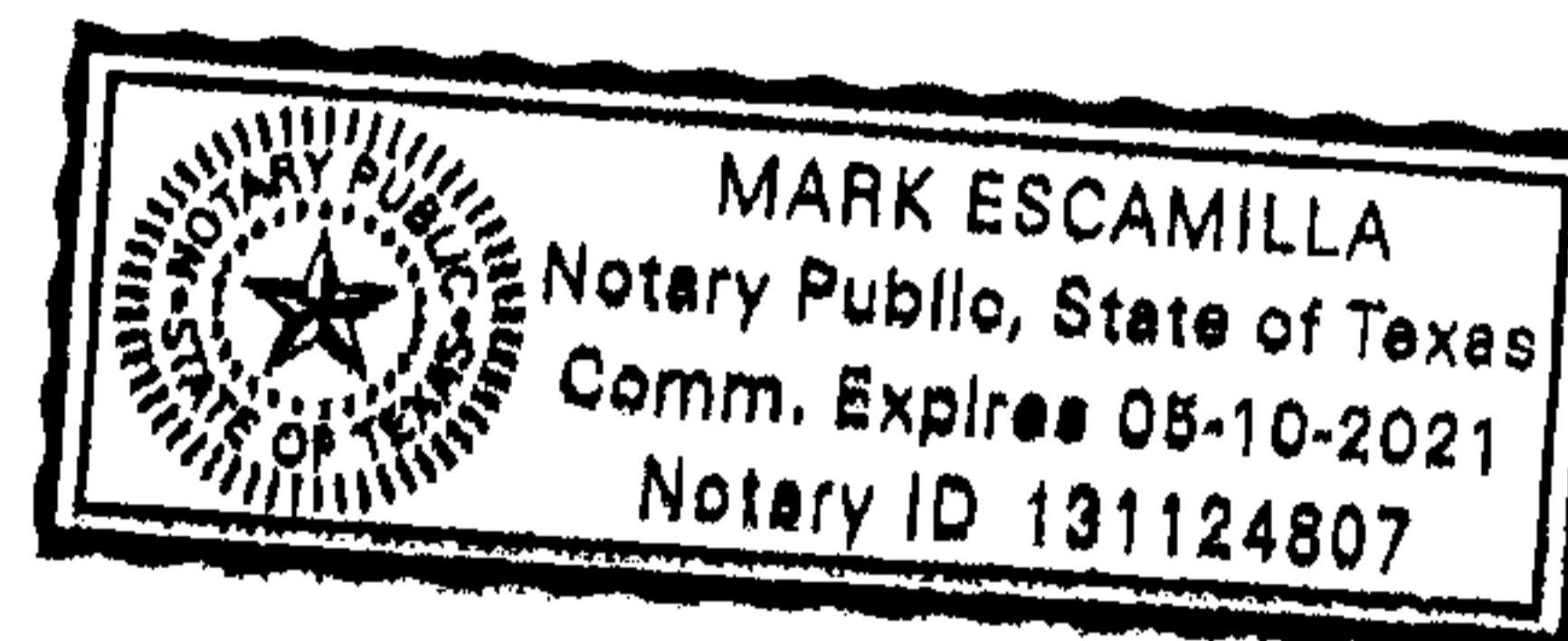
STATE OF TEXAS)
COUNTY OF TRAVIS)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOEL 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.
[Signature]
Notary Public

AFFIX SEAL

My commission expires: 5-10-2021




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

AL - OVATION PROPERTIES, LLC - SWD


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EXHIBIT "A"



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PROPERTY SCHEDULE



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Count	File Number	Address	City	State	Zip	County
1	3272-ANG.GDN	1157 THOMPSON RD	ALABASTER	AL	35007	SHELBY

DEED

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OVATION PROPERTIES, LLC
DBA OVATION ALABAMA
PROPERTYHOLDINGS LLC



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LEGAL DESCRIPTIONS



20180914000330730 8/10 \$43.00
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20180914000330730 09/14/2018 10:24:34 AM DEEDS 9/10

EXHIBIT A-1

STREET ADDRESS: 1157 THOMPSON RD, ALABASTER, AL, 35007

COUNTY: SHELBY


CLIENT CODE: 3272-ANG.GDN

TAX PARCEL ID/APN: 23 2 10 1 007 062.000

LOT 4, BLOCK 3, ACCORDING TO THE SURVEY OF SOUTHWIND, FIRST SECTOR AS
RECORDED IN MAP BOOK 6, PAGE 72, SHELBY COUNTY, ALABAMA RECORDS.

DEED

Page 1 of 1 OVATION PROPERTIES, LLC DBA
OVATION ALABAMA PROPERTY HOLDINGS LLC


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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 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 \$ 173,747.00

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

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.

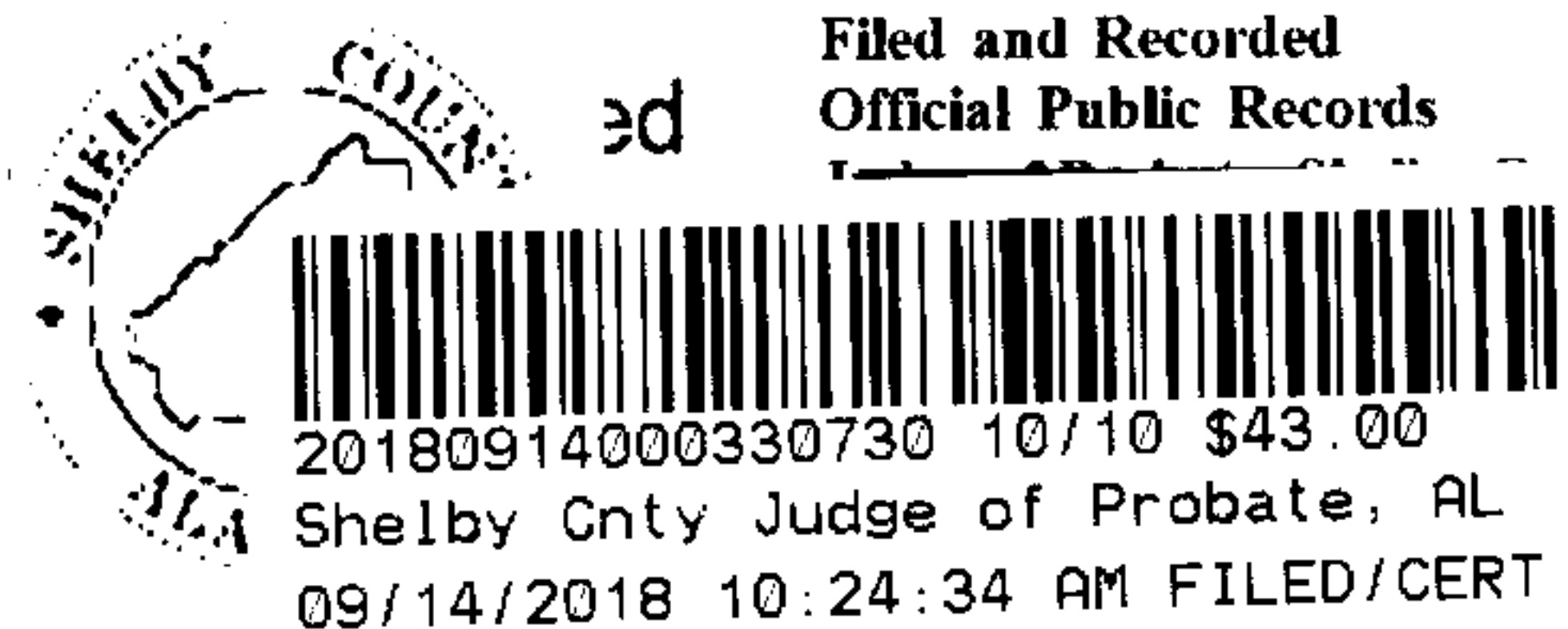
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 9/15/2018

Print JOEL KATZ

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



Print Form

Allen S. Boyd

Form RT-1