

20181009000360120
10/09/2018 02:17:58 PM
DEEDS 1/5

Return deed to:
BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108

Send tax notice to Grantee at:
ARC RENTAL MSR I, LLC
c/o Global Atlantic Financial Company
4 World Trade Center
51st Floor
150 Greenwich Street
New York NY 10007

Prepared by:
George Vaughn, Esquire*
c/o BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

THIS INDENTURE WITNESSETH, ARVM 5, LLC, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantor") conveys and specially warrants to ARC RENTAL MSR I, LLC, whose address is c/o Global Atlantic Financial Company, 4 World Trade Center, 51st Floor, 150 Greenwich Street, New York NY 10007 ("Grantee") for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in **Shelby** County, Alabama:

The real property more fully described in Schedule "A," attached hereto and incorporated herein for all purposes.

This conveyance is made subject to (i) all matters that would be disclosed by an accurate survey of the Property; (ii) the rights of tenants in possession under leases, whether recorded or unrecorded; (iii) zoning ordinances and other governmental restrictions affecting the use of the Property; and (iv) all Property-specific exceptions as noted in Schedule "B" attached hereto and incorporated by reference herein (collectively, the "Permitted Exceptions").

Subject to all easements, rights-of-ways, covenants, restrictions and public roads of record.

[Signature Page Follows]

Dated: 21 day of Sept, 2018.

ARVM 5, LLC
By: Main Street Renewal LLC
Its: Authorized Signor



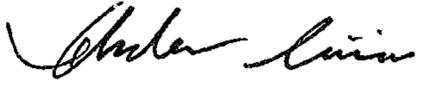
By: Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

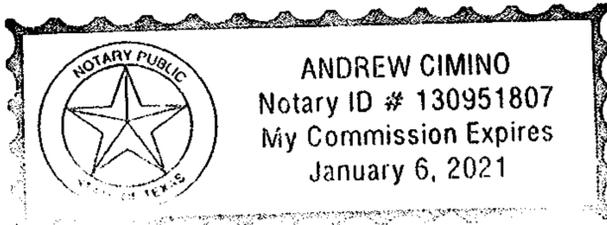
STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, the Closing Manager of Main Street Renewal LLC, and is the person who executed the foregoing instrument on behalf of the Grantor.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 21 day of September, 2018.



Notary Public



My Commission Expires:

1/6/2021

*Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with either party and did not provide representation or legal advice to either party. Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. This deed was prepared in accordance with guidelines and requirements issued by Grantor's agent. Any questions regarding the preparation of this deed should be directed to BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108. Changes or alterations not explicitly approved by the attorney in writing negate the attorney approval of this deed.

Schedule A

Tract 1:

Lot 4, according to the amended map of Ivanhoe, as recorded in Map Book 6 at Page 70 in the Office of the Judge of Probate of Shelby County, Alabama; Situated in Shelby County, Alabama.

Commonly known as: 81 Ivanhoe Ln, Calera, AL 35040

Parcel Number: 28-3-05-0-001-052.001

File Number: 4000-Z14

Schedule B

As to Tract 1 - 81 Ivanhoe Ln, Calera, AL 35040 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Plat Book 6, Page 70.

Real Estate Sales Validation Form

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

Grantor's Name ARVM S, LLC
 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin TX 78746

Grantee's Name ARC RENTAL MSR F, LLC
 Mailing Address 90 Global Atlantic Financial Company
4 World Trade Center 51st fl
150 Greenwich St New York, NY
10007

Property Address 81 Ivanhoe Ln
Calera, AL 35040

Date of Sale 9/21/18
 Total Purchase Price \$ 155,372.41

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/09/2018 02:17:58 PM
 \$182.50 CHERRY
 20181009000360120

Allen S. Bayl

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 Special Warranty Deed

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 10/2/18

Print Rachael Schoppe

Unattested _____

Sign Rachael Schoppe

(verified by)

(Grantor/Grantee/Owner/Agent) circle one