

20190422000131990
04/22/2019 03:00:08 PM
DEEDS 1/6

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

Send tax notice to Grantee at:
SRMZ 2, LLC, 5001 Plaza on the Lake, Suite 200, Austin, TX 78746
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, JEFF 1, LLC, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantor") conveys and specially warrants to SRMZ 2, LLC whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("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: 25 day of March, 2019.

JEFF 1, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: 

Alyssia Ventura

Its: Authorized Signor

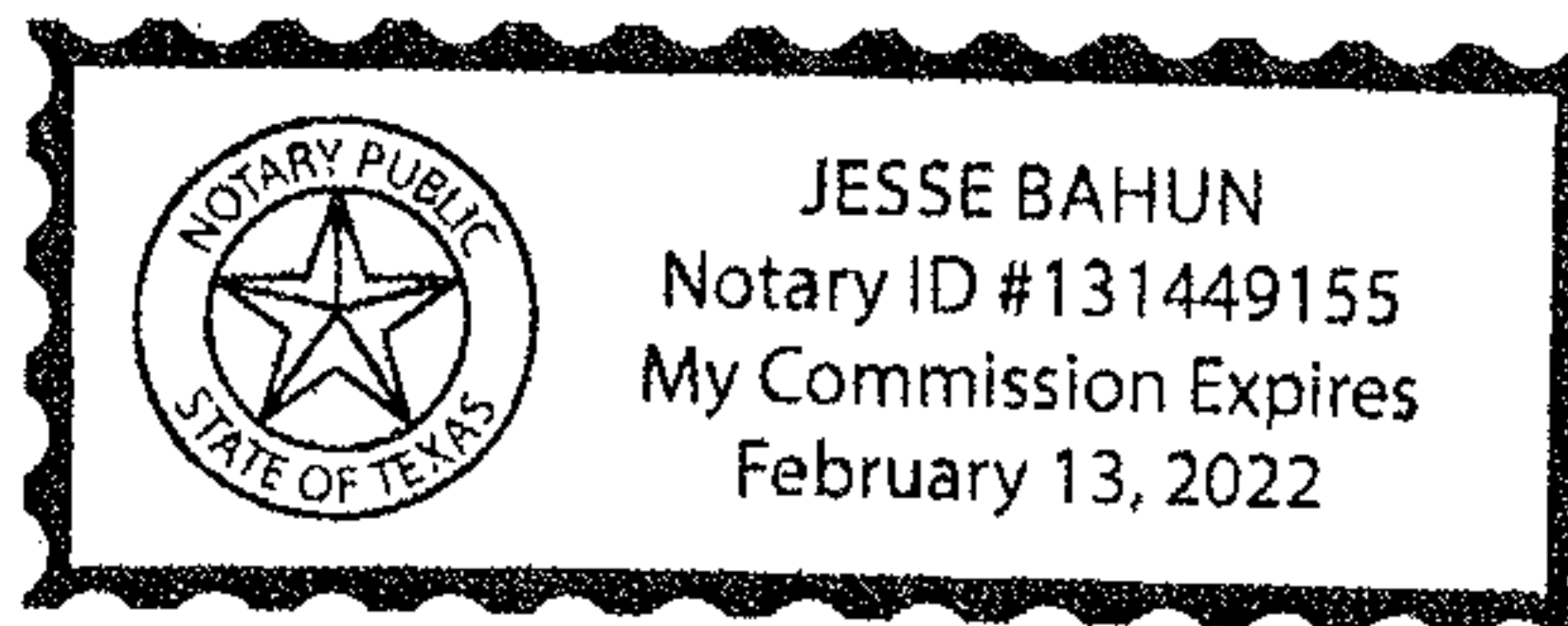
ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF TRANS)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Alyssia Ventura, as the Authorized Signor for Main Street Renewal LLC, as the Authorized Signor for JEFF 1, 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 25 day of March, 2019.


Notary Public



My Commission Expires: 2-13-2022

*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 11, according to the Survey of Union Station, Phase 1, as recorded in Map Book 41, Page 41, in the Probate Office of Shelby County, Alabama.

Commonly known as: 141 Union Station Dr, Calera, AL 35040

Parcel Number: 28-3-06-0-007-005.000

File Number: MARA1-Z11

Schedule B

As to Tract 1 -141 Union Station Dr, Calera, AL 35040:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in Plat Book 41, Page 41.
2. Covenants, Conditions and Restrictions as set forth in Instrument No. 20090916000353980.
3. Easement(s) recorded in Instrument No. 20080829000346770; Instrument No. 20100415000115320; Instrument No. 20151105000384740; Instrument No. 20100415000115310 and Instrument No. 20110131000033080.

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

Grantor's Name JEFF 1, LLC
 Mailing Address 5001 Plaza on the Lake Ste 200
Austin Texas 78746

Grantee's Name SRMZ 2, LLC
 Mailing Address 5001 Plaza on the Lake, Ste 200
Austin Texas 78746

Property Address See attached Exhibit "A"

Date of Sale 03/25/2019

Total Purchase Price \$ 139,279.14

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 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 _____

Print Rachael Schoppe, Recording Specialist

☐ Unattested

(verified by)

Sign

Rachael Schoppe

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Tract 1

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in the Probate Office of Shelby County, Alabama.

Commonly known as: 141 Union Station Dr, Calera, AL 35040

Parcel Number: 28-3-06-0-007-005.000

File Number: MARA1-Z11



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/22/2019 03:00:08 PM
\$169.50 JESSICA
20190422000131990

Allen S. Bayl