

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


20190711000247830 1/5 \$99.00
Shelby Cnty Judge of Probate, AL
07/11/2019 01:14:48 PM FILED/CERT

Send tax notice to Grantee at:
SRMZ 3, LLC
5001 Plaza on the Lake, Suite 200 Austin, TX 78746

Prepared by:
BCHH Inc. c/o Bradley Cianni 181 Montour Run Road Coraopolis, PA 15108

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

**\$319,827.65 OF THE MORTGAGE FILED
SIMULTANEOUSLY WAS APPLIED TO THE
CONSIDERATION AMOUNT**

THIS INDENTURE WITNESSETH, EPH 2 ASSETS, LLC, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantor"), conveys and specially warrants to SRMZ 3, 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: 30 day of May, 2019.

GRANTOR:

EPH 2 ASSETS, LLC

By: Main Street Renewal

LLC Its: Authorized Signor

By: [Signature]
Karen McConnell

Its: Closing Manager

ACKNOWLEDGMENT

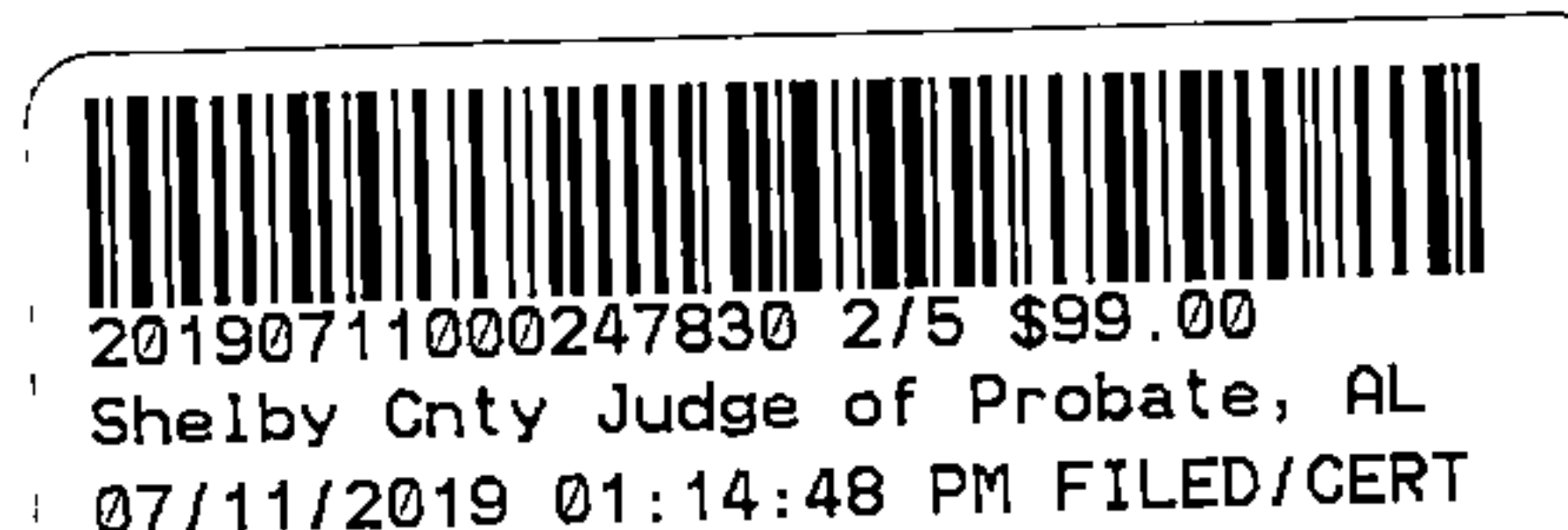
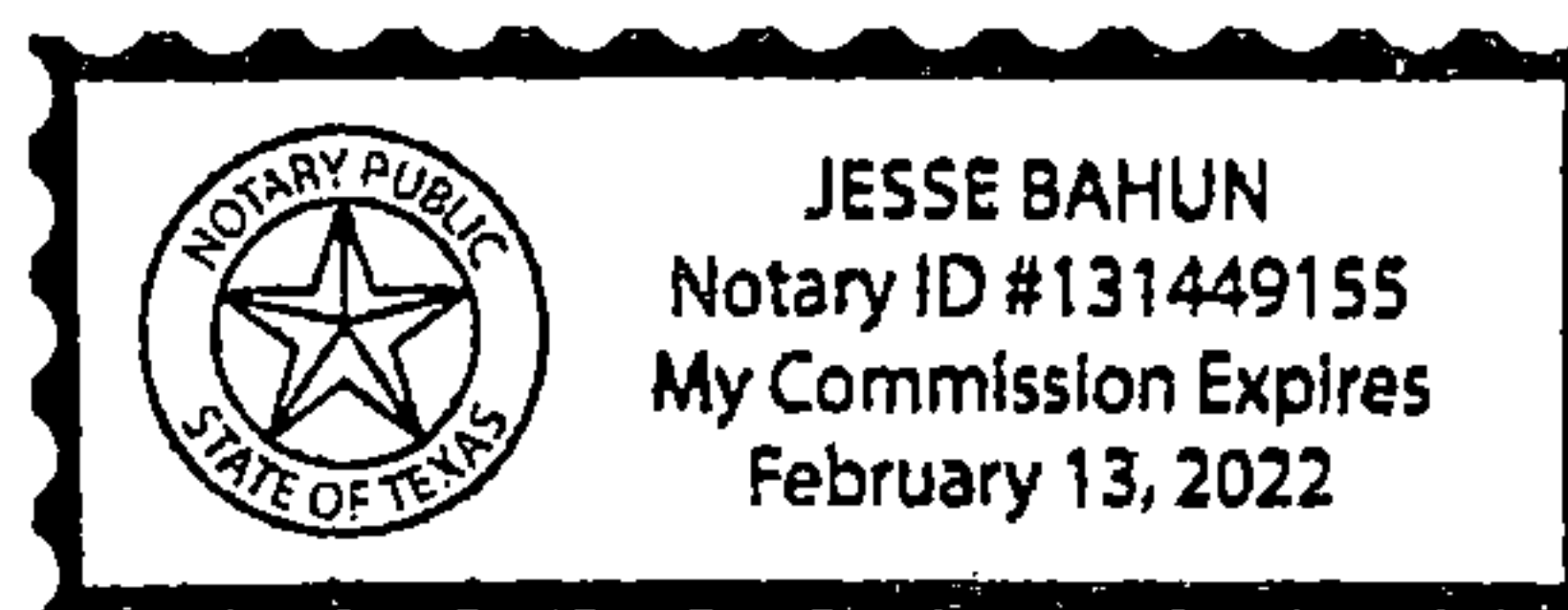
STATE OF Texas)
)
COUNTY OF Texas)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, as the Closing Manager of Main Street Renewal LLC, as the Authorized Signor for EPH 2 ASSETS, 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 20 day of May, 2019.

[Signature]
Notary Public

My Commission Expires: 2-13-2022



Schedule "A"
Legal Descriptions

TRACT 1:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the County of Shelby and State of Alabama, and being more particularly described as follows, to-wit:

Lot 52, according to the survey of MERRIWEATHER, SECTOR 1, as recorded in Map Book 24, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

BEING the same property conveyed to EPH 2 ASSETS, LLC by deed recorded 08/22/2018 as Instrument No. 20180822000300900, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS: 220 Meriweather Ln, Calera, AL 35040
PARCEL ID: 28-4-20-1-001-016.023
TITLE FILE NO: VARDE2-Z42

TRACT 2:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the County of Shelby and State of Alabama, and being more particularly described as follows, to-wit:

Lot 67, according to the survey of KENSINGTON PLACE, PHASE I, SECTOR 2, as recorded in Map Book 40, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

BEING the same property conveyed to EPH 2 ASSETS, LLC by deed recorded 07/19/2018 as Instrument No. 20180719000256950, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS: 6023 Kensington Way, Calera, AL 35040
PARCEL ID: 22-8-34-1-010-020.000
TITLE FILE NO: VARDE2-Z41



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Schedule "B"
Permitted Exceptions

As to Tract 1 (220 Meriweather Ln, Calera, AL 35040) only:

1. All matters as referenced on the map(s)/plat(s) recorded in Map Book 24, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded as Instrument No(s). 1998-41355 and 1998-44892, in the Office of the Judge of Probate of Shelby County, Alabama.

As to Tract 2 (6023 Kensington Way, Calera, AL 35040) only:

1. All matters as referenced on the map(s)/plat(s) recorded in Map Book 40, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded as Instrument No(s). 20061227000626700, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easement(s) as set forth in instrument(s) recorded as Instrument No(s). 2006012500041060, 20040630000358870, 20060508000215790, 20060828000422460, 20071108000516320 and 20060829000425060; and in Deed Book 239, Page 815, in the Office of the Judge of Probate of Shelby County, Alabama.



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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 EPH 2 ASSETS, LLC
Mailing Address 5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746

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

Property Address PLEASE SEE ATTACHED
SCHEDULE A

Date of Sale 5-20-2019
Total Purchase Price \$391,816.18

Shelby County, AL 07/11/2019
State of Alabama
Deed Tax: \$72.00

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 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 5-29-2019

Print HEATHER L. REVAY

☐ Unattested

Sign Heather L. Revay

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1