

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

)
)
)

SEND TAX NOTICES TO:

JEFF 1, LLC

5001 Plaza on the Lake, Suite 200

Austin, TX 78746

Know all men by these presents:

That in consideration of TEN DOLLARS (\$10.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **PROMINENCE HOMES, LLC** (herein referred to as "*Grantor*"), do hereby grant, bargain, sell and convey unto **JEFF 1, LLC**, whose mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* (herein referred to as "*Grantee*"), the following described real estate, situated in Shelby County, Alabama, to-wit:

[See attached Schedule "A" - Legal Description(s)]

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted on Schedule "B" attached hereto; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons claiming by, through or under me.

[Signature Page Follows]

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of November, 2019.

GRANTOR:

PROMINENCE HOMES, LLC,
an Alabama limited liability company

By: Misty Glass
Misty Glass
Its: Authorized Agent

STATE OF ALABAMA)

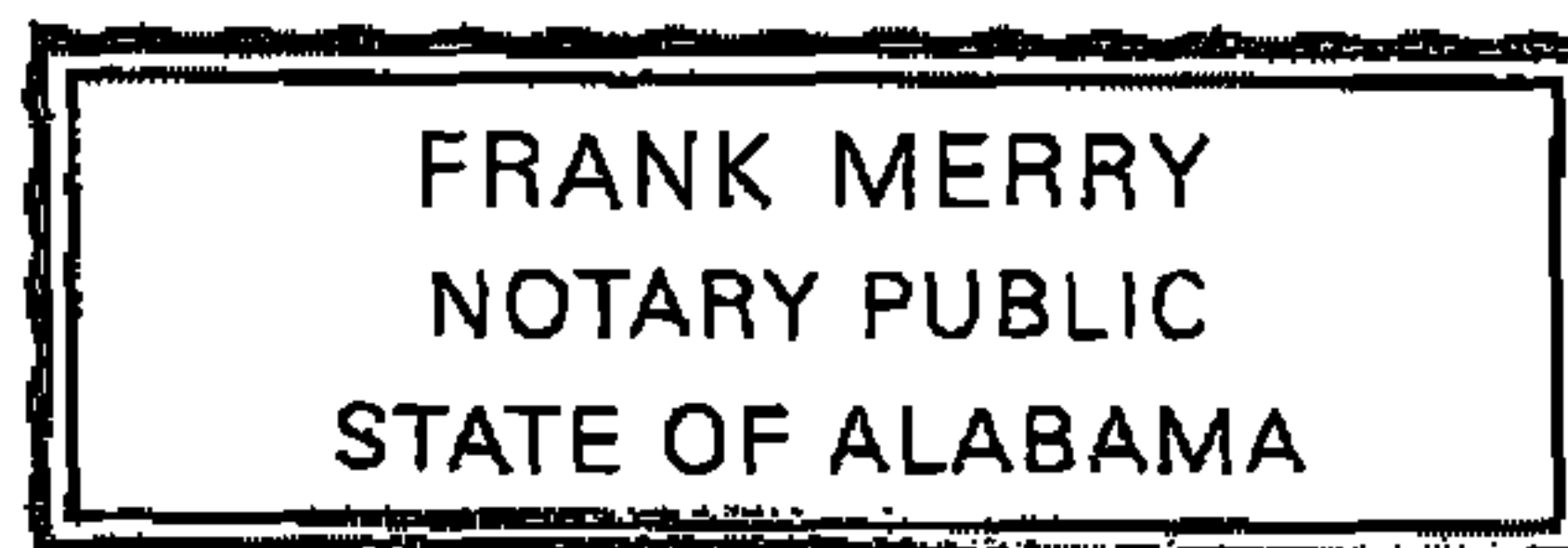
) ss.

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Frank Merry, a Notary Public of Shelby County, State of Alabama, certify that Misty Glass personally came before me this day and acknowledged that she is the Authorized Agent of Prominence Homes, LLC, and that she, in such capacity, being authorized to do so, executed the foregoing instrument on behalf of said company.

Witness my hand and official seal, this the 20 day of November, 2019.



Frank Merry
(Signature of Notary Public)

Frank Merry
(Print Name of Notary Public)

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA,
Attorneys At Law, 3805 Edwards Road, Suite
550, Cincinnati, Ohio 45209, (513) 247-9605
Fax: (866) 611-0170, and Thomas Granville
McCroskey, Esq., Member of the Alabama Bar
and licensed to practice law in Alabama

NOTARY PUBLIC in and for the
State and County aforesaid.

5/25/22
My Commission Expires

Commission No.

Schedule "A"
Legal Description(s)

TRACT 1:

Lot 70, according to the Final Plat of NOTTINGHAM, PHASE 3, as recorded in Map Book 35, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.

BEING the same property conveyed to Grantor by deed recorded 02/12/2019 at Instrument No. 20190212000044740 in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS: 148 King Richards Way, Calera, AL 35040
PARCEL ID: 28-3-05-0-007-038.000
TITLE FILE NO: PROM-J1-02-01

TRACT 2:

Lot 25, according to the Final Plat of NOTTINGHAM, PHASE 3, as recorded in Map Book 35, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.

BEING the same property conveyed to Grantor by deed recorded 02/12/2019 at Instrument No. 20190212000044740 in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS: 155 King Richards Way, Calera, AL 35040
PARCEL ID: 28-3-05-0-007-001.000
TITLE FILE NO: PROM-J1-02-02

TRACT 2:

Lot 68, according to the Final Plat of NOTTINGHAM, PHASE 3, as recorded in Map Book 35, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.

BEING the same property conveyed to Grantor by deed recorded 02/12/2019 at Instrument No. 20190212000044740 in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS: 158 King Richards Way, Calera, AL 35040
PARCEL ID: 28-3-05-0-007-036.000
TITLE FILE NO: PROM-J1-02-03

TRACT 4:

Lot 24, according to the Final Plat of NOTTINGHAM, PHASE 3, as recorded in Map Book 35, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.

BEING the same property conveyed to Grantor by deed recorded 02/12/2019 at Instrument No. 20190212000044740 in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS:	159 King Richards Way, Calera, AL 35040
PARCEL ID:	28-3-05-0-007-002.000
TITLE FILE NO:	PROM-J1-02-04

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (148 KING RICHARDS WAY, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 31, Page 62 and Map Book 35, Page 32, 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 at Instrument No(s). 2002-06364, 20050729000382480, 20061212000600940, 2002-11100, 20030605000348820, 20040719000399940 and 20080806000315320, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20030303000126270, 20030303000126280 and 20040910000505600, in the Office of the Judge of Probate of Shelby County, Alabama.

AS TO TRACT 2 (155 KING RICHARDS WAY, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 31, Page 62 and Map Book 35, Page 32, 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 at Instrument No(s). 2002-06364, 20050729000382480, 20061212000600940, 2002-11100, 20030605000348820, 20040719000399940 and 20080806000315320, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20030303000126270, 20030303000126280 and 20040910000505600, in the Office of the Judge of Probate of Shelby County, Alabama.

AS TO TRACT 3 (158 KING RICHARDS WAY, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 31, Page 62 and Map Book 35, Page 32, 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 at Instrument No(s). 2002-06364, 20050729000382480, 20061212000600940, 2002-11100, 20030605000348820, 20040719000399940 and 20080806000315320, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20030303000126270, 20030303000126280 and 20040910000505600, in the Office of the Judge of Probate of Shelby County, Alabama.

AS TO TRACT 4 (159 KING RICHARDS WAY, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 31, Page 62 and Map Book 35, Page 32, 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 at Instrument No(s). 2002-06364, 20050729000382480, 20061212000600940, 2002-11100, 20030605000348820, 20040719000399940 and 20080806000315320, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20030303000126270, 20030303000126280 and 20040910000505600, in the Office of the Judge of Probate of 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 PROMINENCE HOMES, LLC
 Mailing Address 2084 Valleydale Rd
Birmingham, AL 35244

Grantee's Name JEFF 1, LLC
 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address See attached Schedule "A"

Date of Sale 11 / 26 / 2019
 Total Purchase Price \$ 720,000.00

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 11/26/19

Print Misty M Glass

☐ Unattested

Cynthia P Carter
 (verified by)

Sign

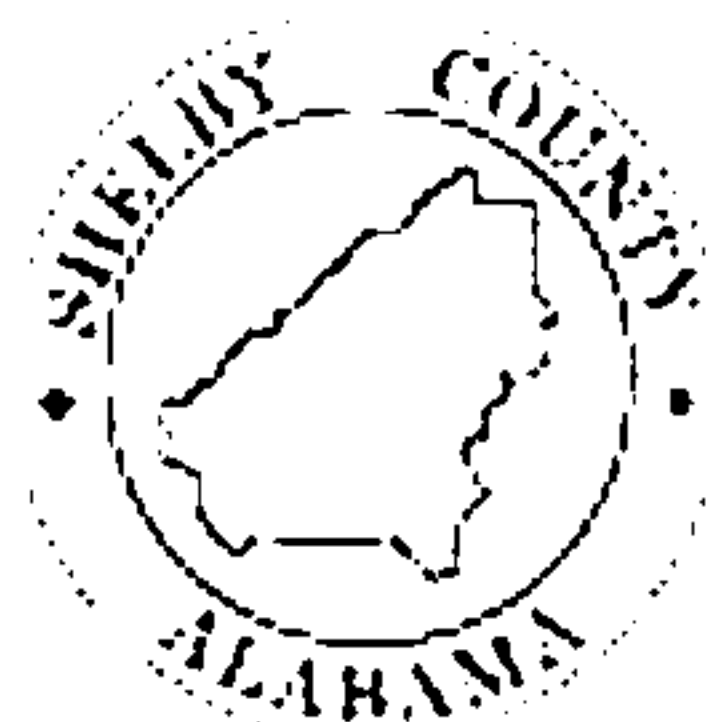
Misty M Glass, CFO

(Grantor/Grantee/Owner/Agent) circle one

for Prominence Homes Form RT-1

Schedule "A"
Property Addresses

Street Address	City	State	Zip Code
148 King Richards Way	Calera	AL	35040
155 King Richards Way	Calera	AL	35040
158 King Richards Way	Calera	AL	35040
159 King Richards Way	Calera	AL	35040



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2019 11:00:06 AM
\$763.00 CHERRY
20191202000444000

Allie S. Bayl