

## **SPECIAL WARRANTY DEED**

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STATE OF ALABAMA

)

COUNTY OF SHELBY

)

**SEND TAX NOTICES TO:**

SRMZ 4 ASSET COMPANY 2, 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, **EPH 2 ASSETS, LLC** (herein referred to as "*Grantor*"), do hereby grant, bargain, sell and convey unto **SRMZ 4 ASSET COMPANY 2, 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 13 day of January, 2020.

GRANTOR:

EPH 2 ASSETS, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: [Signature]  
Karen McConnell

Its: Closing Manager

STATE OF TEXAS )

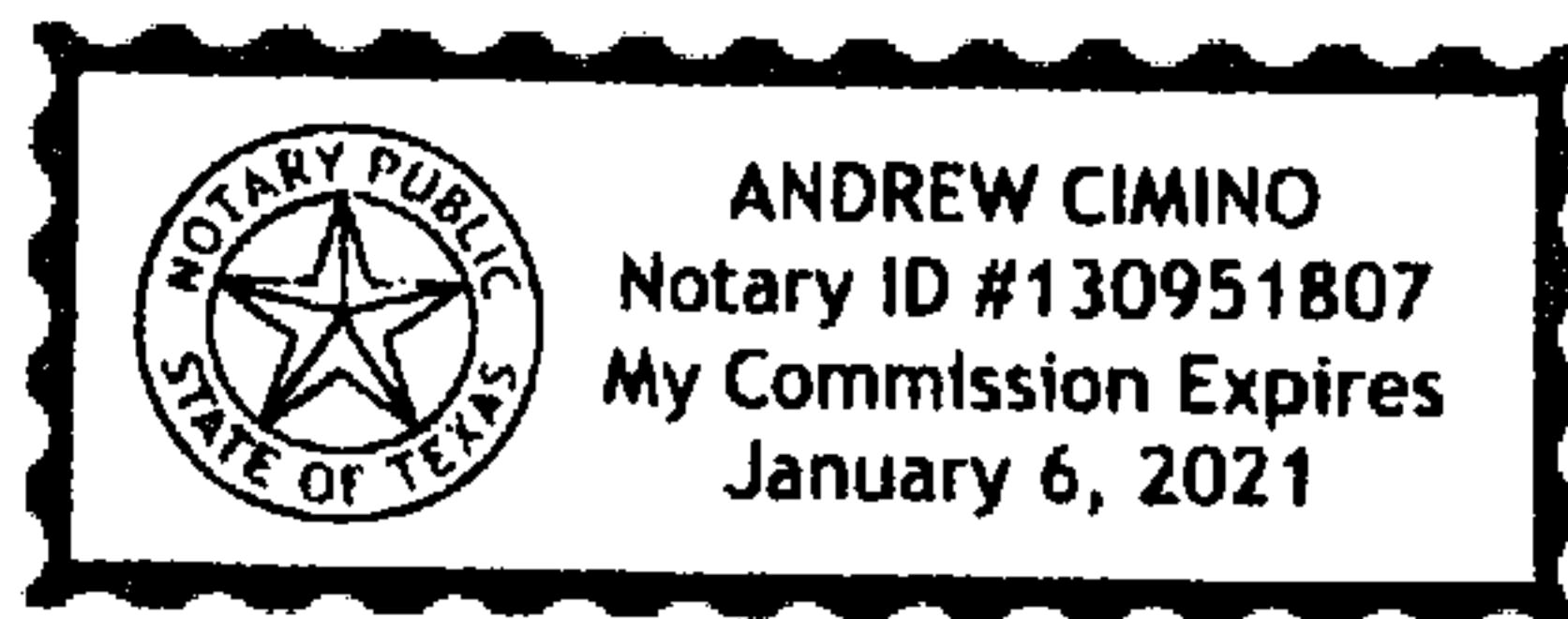
) ss.

COUNTY OF TRAVIS )

**ACKNOWLEDGMENT**

I, Andrew Cimino, a Notary Public of Travis County, State of Texas, certify that Karen McConnell personally came before me this day and acknowledged that she is the Closing Manager of Main Street Renewal, the Authorized Signor for EPH 2 ASSETS, 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 13 day of January, 2020.



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**

[Signature]

(Signature of Notary Public)

**Andrew Cimino**

(Print Name of Notary Public)

NOTARY PUBLIC in and for the  
State and County aforesaid.

**01/06/2021**

My Commission Expires

**130951807**

Commission No.

**Schedule "A"**  
**Legal Description(s)**

***TRACT 1:***

Lot 69, according to the survey of REVISED MEADOWS, PLAT 2, as recorded at Map Book 20, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.

**SOURCE OF TITLE:** Instrument No. 20191002000360950  
**COMMONLY KNOWN AS:** 269 Jasmine Dr, Alabaster, AL 35007  
**PARCEL ID:** 23-5-15-0-004-069.000  
**TITLE FILE NO:** MDPNT-AL-063

**Schedule "B"**  
**Permitted Exception(s)**

***AS TO TRACT 1 (269 JASMINE DR, ALABASTER, AL 35007) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 20, Page 26, 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). 1995-18312, 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 EPH 2 ASSETS, LLC  
 Mailing Address 5001 Plaza on the Lake  
Suite 200  
Austin, TX 78746

Grantee's Name SRMZ 4 ASSET COMPANY 2, LLC  
 Mailing Address 5001 Plaza on the Lake  
Suite 200  
Austin, TX 78746

Property Address 269 Jasmine Dr  
Alabaster, AL 35007

Date of Sale 1/13/2020  
 Total Purchase Price \$ 188,321.04

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  
 01/17/2020 01:25:17 PM  
 S222.50 CHERRY  
 20200117000024500

*Allen S. Byrd*

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 \_\_\_\_\_

Print Karen McConner

☐ Unattested

Sign Karen McConner

(verified by)

(Grantor/Grantee/Owner/Agent) circle one