

20200720000302110
07/20/2020 04:04:22 PM
DEEDS 1/6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:

BCHH, Inc. c/o Bradley Cianni
181 Montour Run Road
Coraopolis, PA 15108
P: 412-465-3549

SEND TAX NOTICES TO:

TRANS AM SFE II, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

THIS INSTRUMENT PREPARED BY:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law
3805 Edwards Rd., Ste. 550, Cincinnati, OH 45209
P: 513-247-9605, F: 866-611-0170
and by Thomas Granville McCroskey, Esq.
Member of the Alabama Bar and licensed to practice law in Alabama

SPECIAL WARRANTY DEED

THIS DEED is made and entered into this 10th day of July, 2020, by and between **JEFF 1, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **TRANS AM SFE II, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Shelby, in the State of Alabama, to-wit:

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

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Schedule "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[Signature Page Follows]

EXECUTED by the undersigned this 10th day of July, 2020.

GRANTOR:

JEFF 1, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By:

Alyson Cimino

Alyson Cimino

Its: Closing Supervisor

STATE OF TEXAS

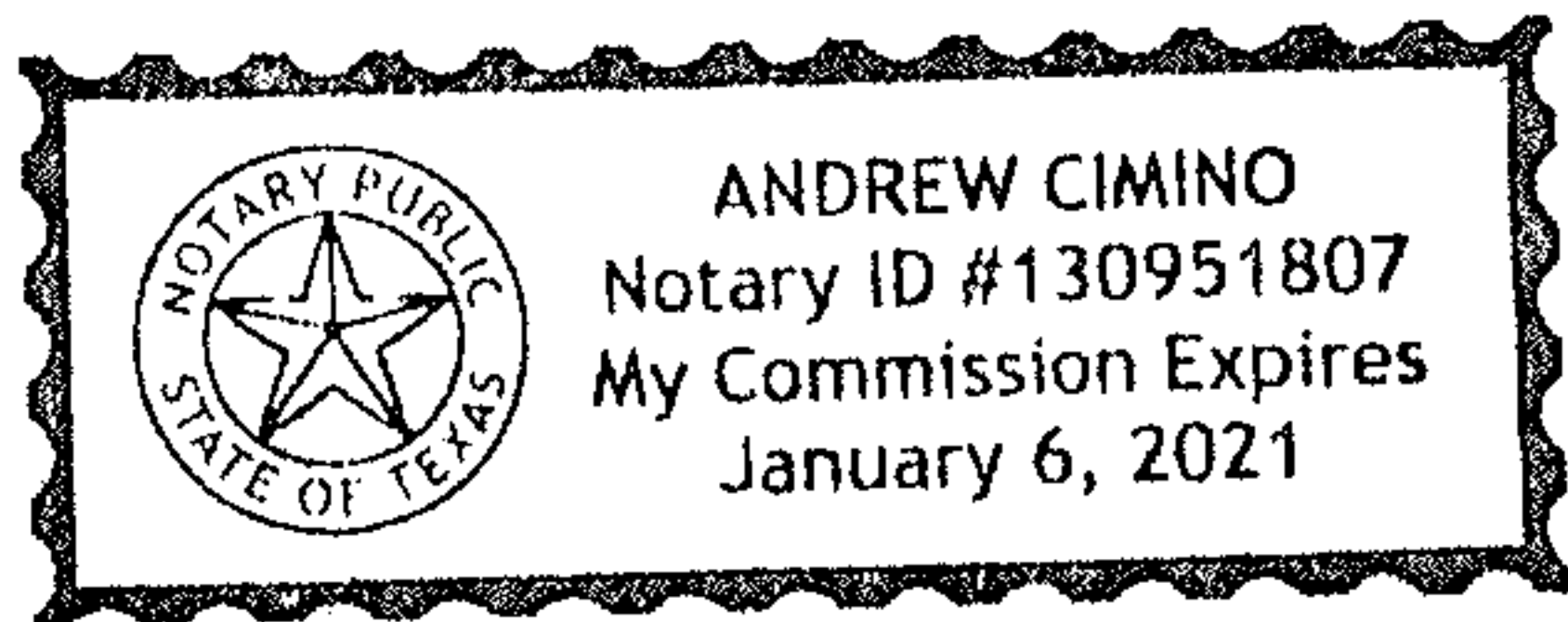
COUNTY OF TRAVIS

}

SS.

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 10 day of July, 2020, by Alyson Cimino, as Closing Supervisor of Main Street Renewal LLC, the Authorized Signor of JEFF 1, LLC, who ☐ is personally known to me, or ☒ has produced TX Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Official/Notarial Seal

Andrew Cimino

(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)

Lot 35, according to the survey of OLD IVY SUBDIVISION, PHASE II, BEING A RESURVEY OF PORTIONS OF LOTS 22-32, TRACT 51 SUBDIVISION, PARCEL "B", recorded in Map Book 11, Page 26, as recorded in Map Book 36, Page 6-A and Document No. 20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE:	Instrument No. 20191112000418080
COMMONLY KNOWN AS:	343 Ivy Hills Circle, Calera, AL 35040
PARCEL ID:	28-6-23-0-000-086.000
TITLE FILE NO:	AMSR3-AL-0022

Schedule "B"
Permitted Exception(s)

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 11, Page 26, Map Book 36, Page 6-A and Instrument No(s). 20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20051104000574530, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 121, Page 464; Book 188, Page 43; and Book 80, Page 195, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2020 04:04:22 PM
\$210.50 MISTH
20200720000302110

20200720000302110 07/20/2020 04:04:22 PM DEEDS 6/6

Allen S. Bayl

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
Austin, TX 78746

Grantee's Name TRANS AM SFE II, LLC
Mailing Address 5001 PLAZA ON THE LAKE
Austin, TX 78746

Property Address 343 IVY HILLS CIRCLE
CALERA, AL 35040

Date of Sale 7/10/2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 173,100.00

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 ASSESSMENT RECORDS

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 7/10/2020

Print Heather L. Revay

☐ Unattested

(verified by)

Sign *Heather L. Revay*
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1