

AFTER RECORDING RETURN BY MAIL TO:

James F. Burford, III
Attorney at Law
1318 Alford Ave.
Suite 101
Birmingham, AL 35226

Special Warranty Deed

STATE OF ALABAMA)
) KNOW ALL BY THESE PRESENTS:
COUNTY OF SHELBY)

THAT WG Alabama Olive LLC, WG Alabama Portfolio LLC, WG Alabama Starkville LLC, and WG Alabama Grovewood LLC, each a Delaware limited liability company, as tenants in common (collectively, “**Grantor**”), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Clear Springs Apartment Homes, LLC, an Alabama limited liability company (“**Grantee**”), the receipt and sufficiency whereof are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto Grantee, all of that certain real property situated in Shelby County, Alabama, more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all buildings, improvements and fixtures located thereon, and all rights, ways, privileges and appurtenances pertaining thereto (collectively, the “**Property**”).

SUBJECT, HOWEVER, to each of the matters set forth in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging subject to the aforesaid encumbrances, unto Grantee, Grantee’s heirs, successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor’s successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the aforesaid encumbrances, unto Grantee and Grantee’s successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee’s Mailing Address: P.O. Box 801, Pelham, AL 35124

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

WG ALABAMA PORTFOLIO LLC
WG ALABAMA OLIVE LLC
WG ALABAMA STARKVILLE LLC
WG ALABAMA GROVEWOOD LLC
14 Steuben Lane
Jackson, NJ 08527

Grantee's Name and Mailing Address:

Clear Springs Apartment Homes, LLC
P.O. Box 801
Pelham, AL 35124

Property Address:

515 Old Hwy 25, Columbiana, AL 35051

Purchase Price

\$1,700,000.00.

The Purchase Price of the Property can be verified by the Closing Statement.

EXECUTED this 4th day of December, 2020.

GRANTOR:

WG Alabama Olive LLC,
WG Alabama Portfolio LLC,
WG Alabama Starkville LLC, and
WG Alabama Grovewood LLC, each a
Delaware limited liability company

By: _____ (Seal)
Shraga F. Schorr
Manager

STATE OF NEW JERSEY)
)
COUNTY OF OCEAN)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shraga F. Schorr, whose name as Manager of WG Alabama Olive LLC, WG Alabama Portfolio LLC, WG Alabama Starkville LLC, and WG Alabama Grovewood LLC, each a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 1 day of Dec, 2020.

[NOTARY SEAL]

Kathleen Kane
NOTARY PUBLIC
My Commission Expires: _____

Kathleen T. Kane
Notary Public
State of New Jersey
My Commission Expires 5/30/2025

EXHIBIT A

A PART OF THE SE 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE WHERE THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 INTERSECTS THE WEST RIGHT OF WAY LINE OF EGG AND BUTTER ROAD THENCE SOUTH 49 DEGREES 59 MINUTES 02 SECONDS WEST 514.43 FEET ALONG THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 TO A 1/2" REBAR FOUND WITH HOLLIS CAP AND THE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES 40 MINUTES 13 SECONDS EAST 196.89 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 63 DEGREES 26 MINUTES 03 SECONDS WEST 40.00 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 26 DEGREES 33 MINUTES 57 SECONDS EAST 25.00 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 63 DEGREES 26 MINUTES 03 SECONDS WEST 72.13 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 00 DEGREES 45 MINUTES 19 SECONDS EAST 226.53 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 81 DEGREES 13 MINUTES 24 SECONDS EAST 8.34 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 15 DEGREES 59 MINUTES 44 SECONDS WEST 325.29 FEET TO AN IRON FOUND; THENCE NORTH 81 DEGREES 11 MINUTES 07 SECONDS WEST 186.66 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE NORTH 17 DEGREES 33 MINUTES 26 SECONDS WEST 448.99 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP ON THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE NORTH 49 DEGREES 59 MINUTES 02 SECONDS EAST 509.17 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

ALONG WITH THE PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR DRAINAGE, UTILITIES, INCLUDING INSTALLATION, AND USE AND MAINTENANCE OF A SEWER DRAINAGE LINE DESCRIBED IN INSTRUMENT DATED OCTOBER 28, 1996, RECORDED OCTOBER 28, 1996, IN INSTRUMENT NO. 1996-35731 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
12/09/2020 09:39:19 AM
\$498.00 CHARITY
20201209000562860

20201209000562860 12/09/2020 09:39:19 AM DEEDS 5/5

Alecia S. Byrd

Exhibit B

1. Zoning and other regulatory laws and ordinances affecting the Property.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
3. The rights of tenants to occupy and use portions of the Property pursuant to existing and outstanding leases (including any laundry lease or agreement in effect with respect to the Property).
4. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustments, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the property is located.
5. All matters as would be shown by a current and accurate survey of the Property.
6. Rights of other parties in and to the use of the 25' utility and drainage easement as recorded in Instrument No. 1996-35731 and corrected agreement in Instrument No. 2000-39149, in the Probate Records of Shelby County, Alabama.
7. Rights of other parties in and to the use of the 25' utility and drainage easement as recorded in Instrument No. 2000-36573, in the Probate Records of Shelby County, Alabama.
8. Easement granted to Alabama Power Company as set out in instruments recorded as Instrument No. 1996-36118 and Instrument No. 1996-36119, in the Probate Records of Shelby County, Alabama.
9. Declaration of Land Use Restrictive Covenants for Alabama's HOME Program as recorded in Instrument No. 1995-29426, and amended in Instrument No. 20030625000397730, in the Probate Records of Shelby County, Alabama.
10. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits as recorded in Instrument No. 1995-29427, and amended in Instrument No. 20030625000397730, in the Probate Records of Shelby County, Alabama.
11. Declaration of Land Use Restrictive Covenants for Alabama's HOME Program as recorded in Instrument No. 1999-42707, and amended in Instrument No. 2000-39150, in the Probate Records of Shelby County, Alabama.
12. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits as recorded in Instrument No. 1999-42706, and amended in Instrument No. 2000-39150, in the Probate Records of Shelby County, Alabama.
13. Memorandum of Agreement made by and between VCP Clear Springs, LLC, an Alabama limited liability company and Housing Investors Columbiana II, Ltd., dated June 20, 2017 and recorded July 6, 2017 as Instrument No. 20170706000240440, in the Probate Records of Shelby County, Alabama.