

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

SEND TAX NOTICES TO:
MUPR 3 ASSETS, 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 & COMMUNITIES, LLC, a Delaware limited liability company** (herein referred to as "*Grantor*"), do hereby grant, bargain, sell and convey unto **MUPR 3 ASSETS, 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 15th day of March, 2021.

GRANTOR:

PROMINENCE HOMES & COMMUNITIES, LLC,
a Delaware limited liability company

By: 
MISTY M. GLASS, MANAGER

STATE OF Alabama)

COUNTY OF Shelby) ss.

ACKNOWLEDGMENT

I, Hunter Davenport, a Notary Public of Shelby County, State of Alabama, certify that MISTY M. GLASS personally came before me this day and acknowledged that She is the MANAGER of **PROMINENCE HOMES & COMMUNITIES, LLC, a Delaware limited liability company** 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 15th day of March, 2021.


(Signature of Notary Public)

Hunter Lee Davenport
(Print Name of Notary Public)

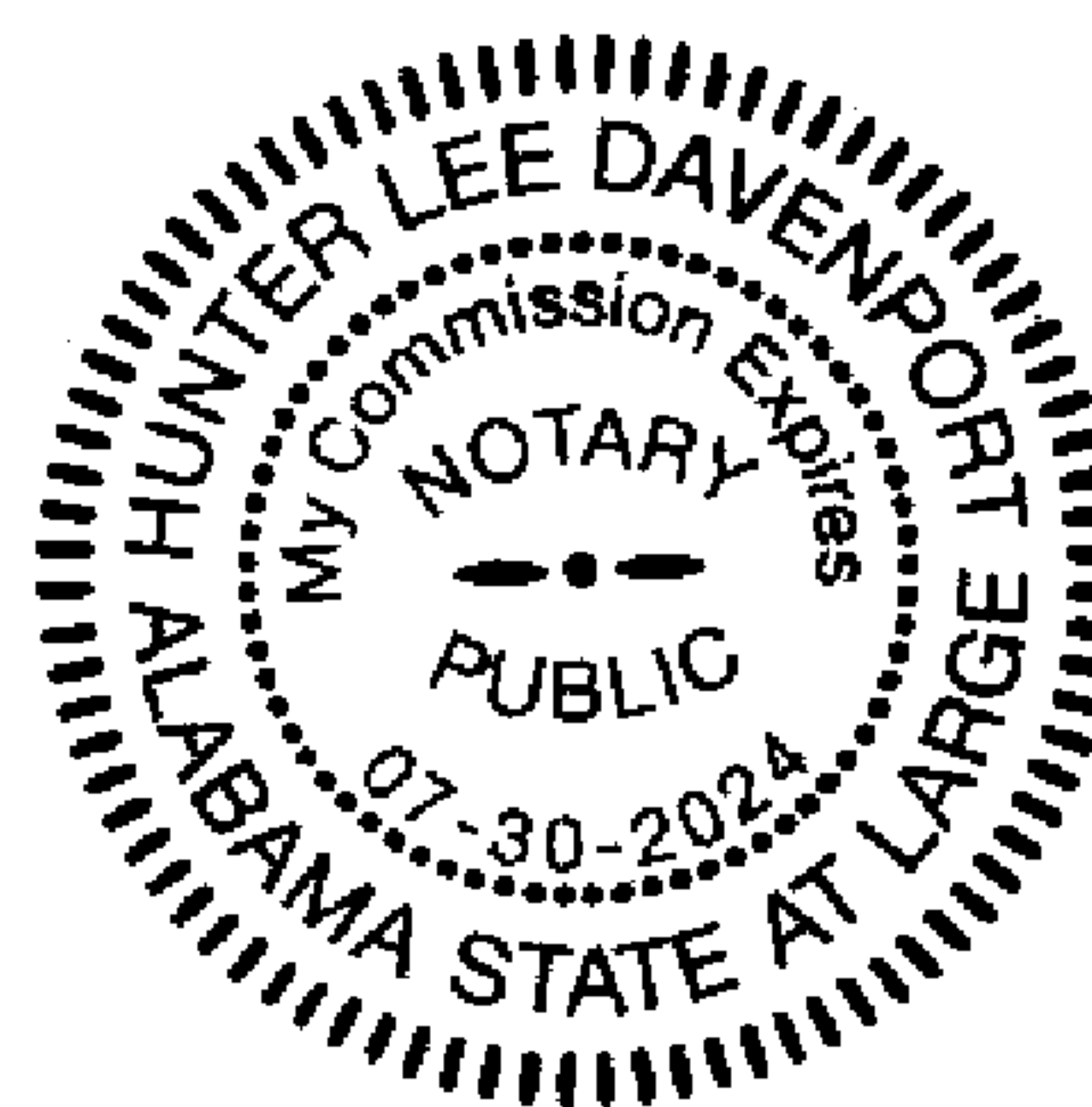
This instrument prepared by:

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.

7-30-2024
My Commission Expires

Commission No.



Schedule "A"
Legal Description(s)

TRACT 1:

Lot 227, according to the Final Plat of SHILOH CREEK PHASE II, SECTOR I, a residential subdivision, as recorded in Map Book 52, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

BEING the same property conveyed to Prominence Homes & Communities, LLC, a Delaware limited liability company by deed dated August 20, 2020 and recorded August 21, 2020 in Instrument No. 20200821000364260, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY KNOWN AS:	176 Creek Run Way, Calera, AL 35040
PARCEL ID:	35 2 10 0 002 003.000
TITLE FILE NO:	SHILOH-AL-04

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (176 CREEK RUN WAY, CALERA, AL 35040) ONLY:

1. All matter(s) as referenced on the map(s)/plat(s) recorded at Map Plat Book 52, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Covenants, restrictions, reservations, limitations, conditions, uses, agreements, easements, options and other provisions contained in that certain Declaration of Covenants and Restrictions for Shiloh Creek, Phase II, Sector II, as set forth in the document recorded in Instrument No. 20070831000413640 and Instrument No. 20070907000422020 and amended in Instrument No. 20191113000420930 and Instrument No. 20110301000068680 as to Sector One Plat II, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements and building lines as shown on recorded map as recorded in Map Book 52, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument No. 20080829000346760, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument No. 20060414000173990 and Instrument No. 20061212000601010, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement to BellSouth as recorded in Instrument No. 20070817000388910 in the Office of the Judge of Probate of Shelby County, Alabama.
7. Right of way granted to Alabama Power Company as set forth and recorded in Deed Book 98, Page 77; Deed Book 121, Page 359 and Deed Book 136, Page 292, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 175, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Easement to South Central Bell Telephone Company as recorded in Real 58, Page 274, in the Office of the Judge of Probate of Shelby County, Alabama.
10. All matter(s) as referenced on the site plan and or survey by Surveying Solutions, Inc.

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 & COMMUNITIES, LLC
 Mailing Address 2084 VALLEYDALE RD
 BIRMINGHAM, AL 35244

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

Property Address 176 CREEK RUN WAY
 CALERA, AL 35040

Date of Sale 03-15-2021
 Total Purchase Price \$ 207900.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/23/2021 08:48:26 AM
 S242.00 CHERRY
 20210323000144850

Alex S. Bayl

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 03-19-2021

Print JAEDEN YOSHIKAWA

☐ Unattested

Sign

Jaeden Yoshikawa
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1