

Return to after recordation:

Radian Title Services, 1000 GSK Drive, Ste. 210, Coraopolis, PA 15108

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STATE OF ALABAMA

COUNTY OF SHELBY

128023497d

**SPECIAL WARRANTY DEED**

KONDAUR CAPITAL CORPORATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF MATAWIN  
VENTURES TRUST SERIES 2020-01, whose mailing address is 333 S. Anita Drive,  
Suite 400, Orange, CA 92868, hereinafter referred to as "Grantor"

and

JEBELES PROPERTIES LLC, whose mailing address is 226 Baron Drive, Chelsea, AL  
35043, hereinafter referred to as "Grantee",

WITNESSETH:

That the Grantor, for and in consideration of Seventy-Two Thousand Six Hundred and  
00/100 Dollars (\$72,600.00), cash in hand, paid this day by the Grantee, and other good  
and valuable consideration, receipt and sufficiency of which is hereby acknowledged,  
does give, grant, bargain, sell, convey and confirm unto the Grantee, in fee simple, the  
following described real property (hereinafter, the "Property") located in the County of  
Shelby, State of Alabama:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF  
SECTION 17, TOWNSHIP 19, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.  
THENCE RUN NORTH ALONG THE EAST 1/4 - 1/4 LINE A DISTANCE OF 330.0  
FEET, THENCE RUN WEST AND PARALLEL WITH THE SOUTH 1/4 - 1/4 LINE A  
DISTANCE OF 326.0 FEET TO THE CENTERLINE OF A PUBLIC ROAD, THENCE  
TURN RIGHT 104.25 DEG AND RUN ALONG SAID ROAD A DISTANCE OF 220.0  
FEET TO THE POINT OF BEGINNING, THENCE TURN RIGHT 04 DEGREES 15'  
AND RUN ALONG SAID ROAD A DISTANCE OF 210.0 FEET; THENCE TURN  
LEFT 82° 30' AND RUN NORTHWESTERLY A DISTANCE OF 210.0 FEET.  
THENCE TURN LEFT 91° 30' AND RUN SOUTHWESTERLY A DISTANCE OF  
210.00 FEET, THENCE TURN LEFT 82° 30' AND RUN SOUTHEASTERLY A

DISTANCE OF 210.0 FEET TO THE POB.

LESS AND EXCEPT THAT PORTION OF SAID TRACT LYING WITHIN THE RIGHT OF WAY OF THE PUBLIC ROAD.

Being the same property conveyed by Foreclosure Deed dated December 7, 2020 from Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2020-1, by Victor Kang, as attorney for Grantor, to Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2020-1, as Grantee, recorded December 9, 2020, as Instrument No 20201209000563300, in the Office of the Judge of Probate of Shelby County, State of Alabama.

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

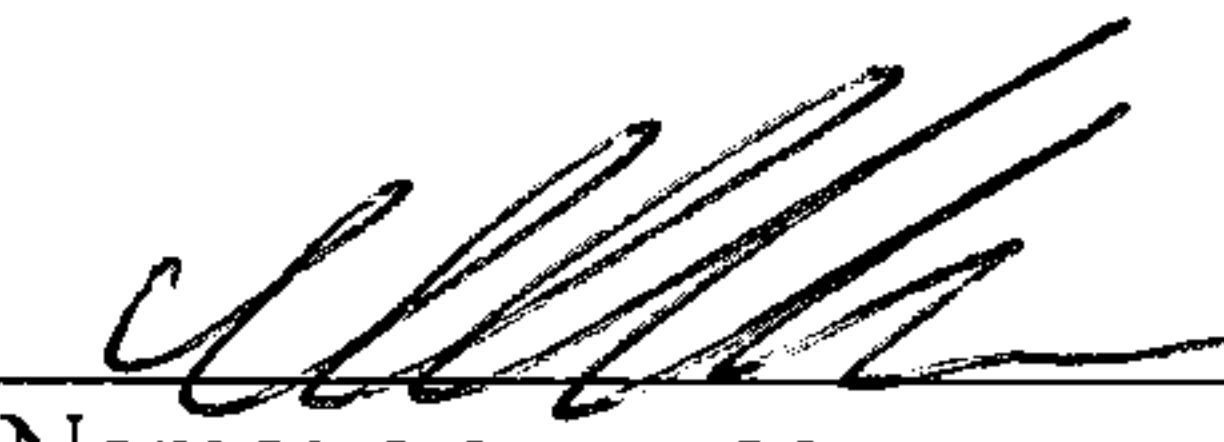
The property herein conveyed ✓ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or \_\_\_\_\_ is part of the homestead of Grantor and the conveyance is joined by both

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this  
20<sup>TH</sup> day of MARCH, 20 21.

KONDAUR CAPITAL, LLC, FKA KONDAUR  
CAPITAL CORPORATION, not in its individual  
capacity but solely in its capacity as Separate  
Trustee of MATAWIN VENTURES TRUST  
SERIES 2020-1

By,   
Name: Mayra Vargas, Asset Coordinator  
Title:

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public in and for said County and State, hereby certify that  
\_\_\_\_\_ as \_\_\_\_\_  
of KONDAUR CAPITAL, LLC, FKA KONDAUR CAPITAL CORPORATION, not in  
its individual capacity but solely in its capacity as Separate Trustee of MATAWIN  
VENTURES TRUST SERIES 2020-1, in his/her full and authorized capacity on behalf  
of said Trust, whose name 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 the  
instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission expires:

*See Attached*

This instrument prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
P.O. Box 1896, Fairhope, AL 36532-1896

Grantor's address:  
Kondaur Capital, LLC, 333 S. Anita Drive, Suite 400, Orange CA 92868

Grantee's address:  
Jebeles Properties LLC, 1607 Highway 440, Chelsea, AL 35043

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

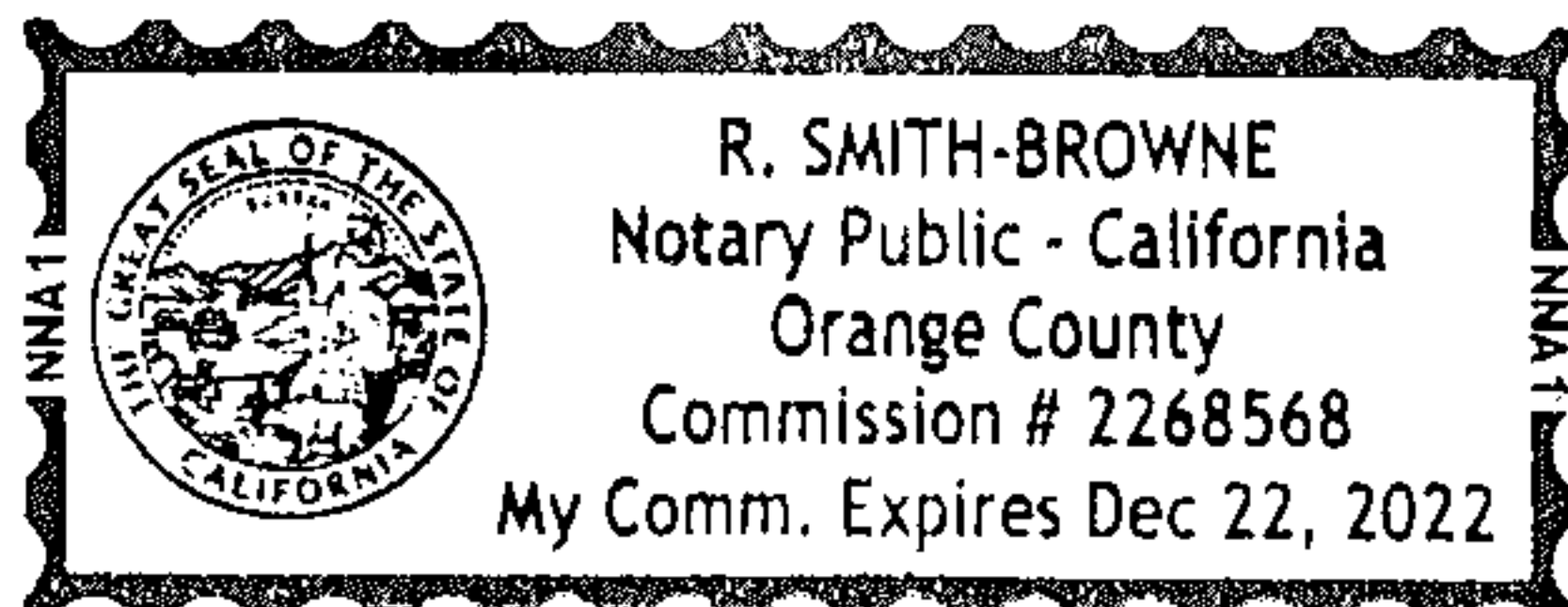
}

On 3-26-2021 before me, R. Smith-Browne, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Mayra Vargas  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Special warranty deed

Document Date: 3-26-2021 Number of Pages: 3

Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Mayra Vargas

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☒ Other: Asset Coordinator

Signer is Representing: \*\* see attached document

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

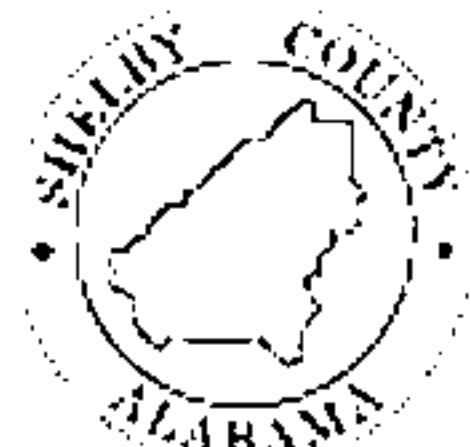
☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/02/2021 09:08:31 AM  
S107.00 CHERRY  
20210402000164130

*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 Matawin Ventures Trust Series 2020-1  
Mailing Address c/o Kondaur Capital LLC  
333 S.Anita Drive, Suite 400  
Orange, CA 92868

Grantee's Name Jebeles Properties LLC  
Mailing Address 226 Baron Drive  
Chelsea, AL 35043

Property Address 3660 Brasher Lane  
Birmingham, AL 35242

Date of Sale ~~3-30-2021~~ 3-26-2021  
Total Purchase Price \$72,600.00

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 3-29-2021

Print Christine Lacey

☐ Unattested

*[Signature]*

(verified by)

Sign

*Christine Lacey*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1