

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS INSTRUMENT PREPARED BY:

Jay A. Rosenberg, Esq., Rosenberg LPA,
Attorneys at Law, 3805 Edwards Rd, Ste
550, Cincinnati, OH 45209, 513-247-9605,
and by Thomas Granville McCroskey, Esq.,
member of the Alabama Bar and licensed
to practice law in the State of Alabama

AFTER RECORDING, RETURN TO:

BCHH, Inc., Attn: Bradley Cianni
181 Montour Run Rd
Coraopolis, PA 15108
412-465-3549, bcianni@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 3rd day of June, 2021, is made and entered into by and between **ARVM 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **CPI/Amherst SFR Program II Owner, L.L.C.**, 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 Exhibit "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 Exhibit "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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 21st day of May, 2021.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

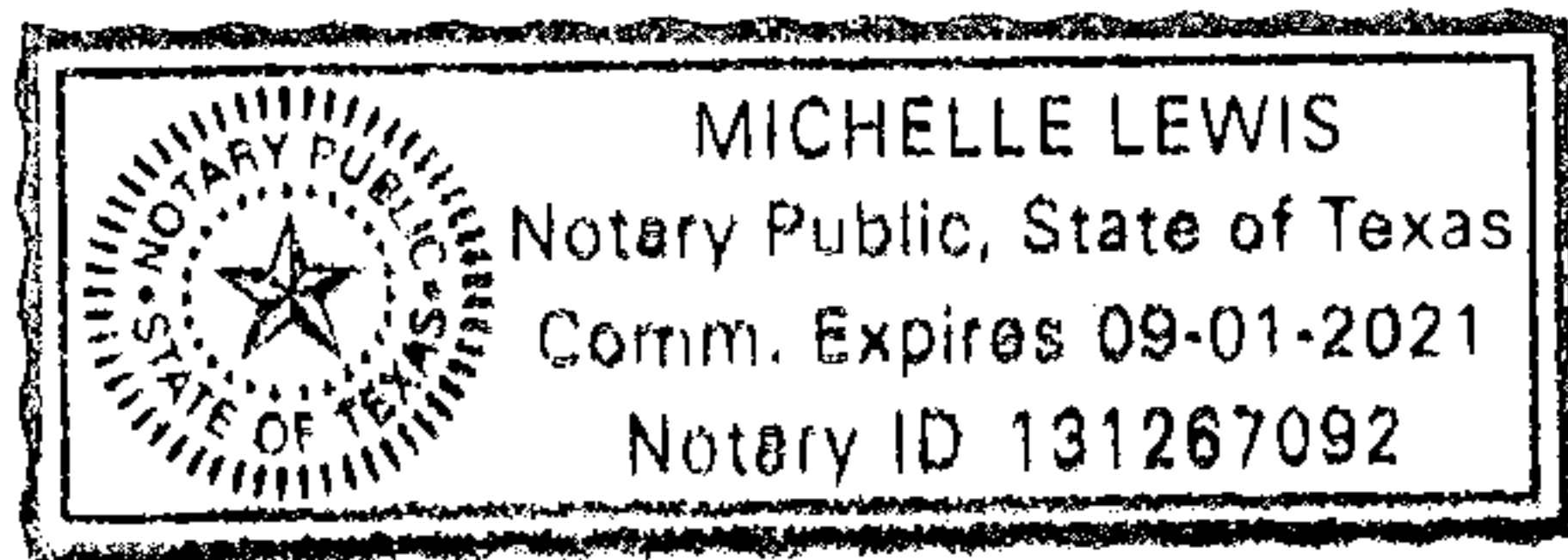
By: _____

Alyssia Ventura

Its: Closing Manager

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 21st day of May, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of ARVM 5, 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

A handwritten signature in cursive script, appearing to read "Michelle Lewis", written over a horizontal line.

(Signature of Notary Public)

09/01/2021

My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 696, according to the survey of FOREST LAKES, SECTOR 12, as recorded at Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrumment No. 20210115000025810

COMMONLY KNOWN AS: 351 Forest Lakes Dr, Sterrett, AL 35147

PARCEL ID: 09-5-15-0-003-088.000

TITLE FILE NO: CARL2-2AL0021

TRACT 2:

Lot 1 in Block 2, according to the survey of INDIAN VALLEY, 1ST SECTOR, recorded at Map Book 5, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210126000042700

COMMONLY KNOWN AS: 5042 Indian Valley Rd, Birmingham, AL 35244

PARCEL ID: 10-5-16-0-003-073.000

TITLE FILE NO: CARL2-2AL0024

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (351 FOREST LAKES DR, STERRETT, AL 35147) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 34, Page 3, 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). 20051129000616470, 20090116000014970 and 20140611000176250, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 1993-03957, 1993-03959, 1993-03960, 1993-03961, 1993-03964, 1993-03965, 1993-03966; Book 126, Page 191; Book 126, Page 323; Book 53, Page 262; and Book 334, Page 262, in the Office of the Judge of Probate of Shelby County, Alabama.

AS TO TRACT 2 (5042 INDIAN VALLEY RD, BIRMINGHAM, AL 35244) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 5, Page 43, 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 Book 4, Page 187 and Book 258, Page 257, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 265, Page 458; Book 102, Page 53; Book 111, Page 266; Book 119, Page 297; Book 129, Page 565; Book 102, Page 55; and Book 285, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.
- (4) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Book 181, Page 355 and Book 181, Page 385. 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 ARVM 5, LLC
 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Grantee's Name CPI/Amherst SFR Program II Owner, L.L.C.
 Mailing Address 5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address See attached Exhibit "A"

Date of Sale 06 / 03 / 2021
~~05 / 26 / 2021~~
 Total Purchase Price \$ 547,749.87
 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 05/21/2021

Print Alyssia Ventura

☐ Unattested

Sign

(verified by)


 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Exhibit "A"
Legal Description(s)

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Lot 696, according to the survey of FOREST LAKES, SECTOR 12, as recorded at Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrumnet No. 20210115000025810
COMMONLY KNOWN AS: 351 Forest Lakes Dr, Sterrett, AL 35147
PARCEL ID: 09-5-15-0-003-088.000
TITLE FILE NO: CARL2-2AL0021

TRACT 2:

Lot 1 in Block 2, according to the survey of INDIAN VALLEY, 1ST SECTOR, recorded at Map Book 5, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210126000042700
COMMONLY KNOWN AS: 5042 Indian Valley Rd, Birmingham, AL 35244
PARCEL ID: 10-5-16-0-003-073.000
TITLE FILE NO: CARL2-2AL0024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2021 03:04:02 PM
\$588.00 JOANN
20210604000275280

Allen S. Bayl