20210701000319060 07/01/2021 10:04:50 AM DEEDS 1/6

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 30th day of June, 2021, is made and entered into by and between **MUPR 3 ASSETS, LLC**, whose tax mailing address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantor"), and **ARMM ASSET COMPANY 1 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 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.

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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]

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EXECUTED by the undersigned this 25th day of June, 2021.

GRANTOR:

MUPR 3 ASSETS, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS

§ §

COUNTY OF WILLIAMSON

§ §

MICHELLE LEWIS

Notary Public, State of Texas

Comm. Expires 09-01-2021

Notary ID 131267092

Official/Notarial Seal

(Signature of Notary Public)

09/01/2021

My Commission Expires

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Exhibit "A" Legal Description(s)

TRACT 1:

Lot 225, according to the survey of FINAL PLAT OF SHILOH CREEK PHASE 2, SECTOR 1, as recorded at Map Book 52, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210302000104790

COMMONLY KNOWN AS: 168 Creek Run Way, Calera, AL 35040

PARCEL ID: 35 2 10 0 002 001.000

TITLE FILE NO: SRMM-1AL0019

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Exhibit "B" Permitted Exception(s)

AS TO TRACT 1 (168 CREEK RUN WAY, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 52, Page 80, 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). 20070831000413640, 20070907000422020, 20191113000420930, 20110301000068680, 20080829000346760, 20060414000173990 and 20061212000601010, in the Office of the Judge of Probate of Shelby County, Alabama.
- Easement(s) as set forth in instrument(s) recorded at Book 98, Page 77; Book 121, Page 359; Book 136, Page 292; Book 58, Page 274 and Instrument No(s). 20070817000388910, in the Office of the Judge of Probate of Shelby County, Alabama.
- Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Book 121, Page 175. The Company makes no representation as to the present ownership of said interest(s), 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
07/01/2021 10:04:50 AM

\$268.50 JOANN

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alli S. Buyl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	MUPR 3 ASSETS, LLC 5001 Plaza on the Lake Suite 200 Austin, TX 78746			ARMM ASSET COMPANY 1 LLC 5001 Plaza on the Lake Suite 200 Austin, TX 78746
Property Address	168 Creek Run Way Calera, AL 35040		Date of Sale I Purchase Price or I Value	, , , , , , , , , , , , , , , , , , ,
		Assesso	or 's Market Value <u>:</u>	\$
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 Appraisal Other Closing Statement				
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 <u>Code of Alabama 1975</u> § 40-22-1 (h).				
Date <u>06/29/2021</u>		Print <u>Hea</u>	ther Revay	
Unattested	(verified by)	Sign <u>Hea</u>	ther Revay (Grantor/Grantee/	Owner (Agent) circle one

Form RT-1