
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.

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 25th day of June, 2021.

GRANTOR:

MUPR 3 ASSETS, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: 

Alyssia Ventura

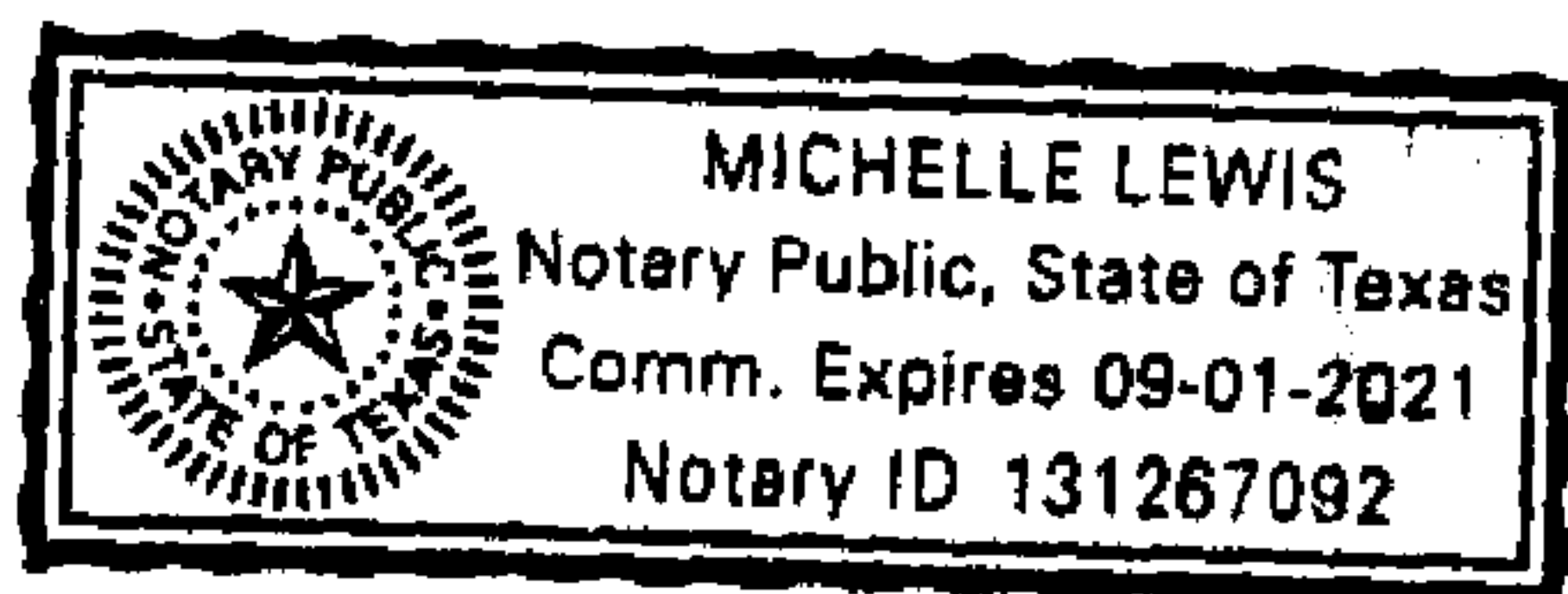
Its: Closing Manager

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 25th day of June, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of MUPR 3 ASSETS, 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



(Signature of Notary Public)

09/01/2021

My Commission Expires

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

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.
- (3) 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.
- (4) 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.

Allen S. Bayl

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

Date of Sale 06 / 30 / 2021
 Total Purchase Price \$ 231,064.19
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

Form RT-1