

20210713000338460  
07/13/2021 08:09:07 AM  
DEEDS 1/7

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

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**SPECIAL WARRANTY DEED**

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THIS DEED, made to be effective as of the 8th day of July, 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"). Being recorded simultaneously with a Mortgage for \$995,788.76.

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:

**ARVM 5, LLC**

By: Main Street Renewal LLC

Its: ~~Authorized Signor~~

By: 

Alyssia Ventura

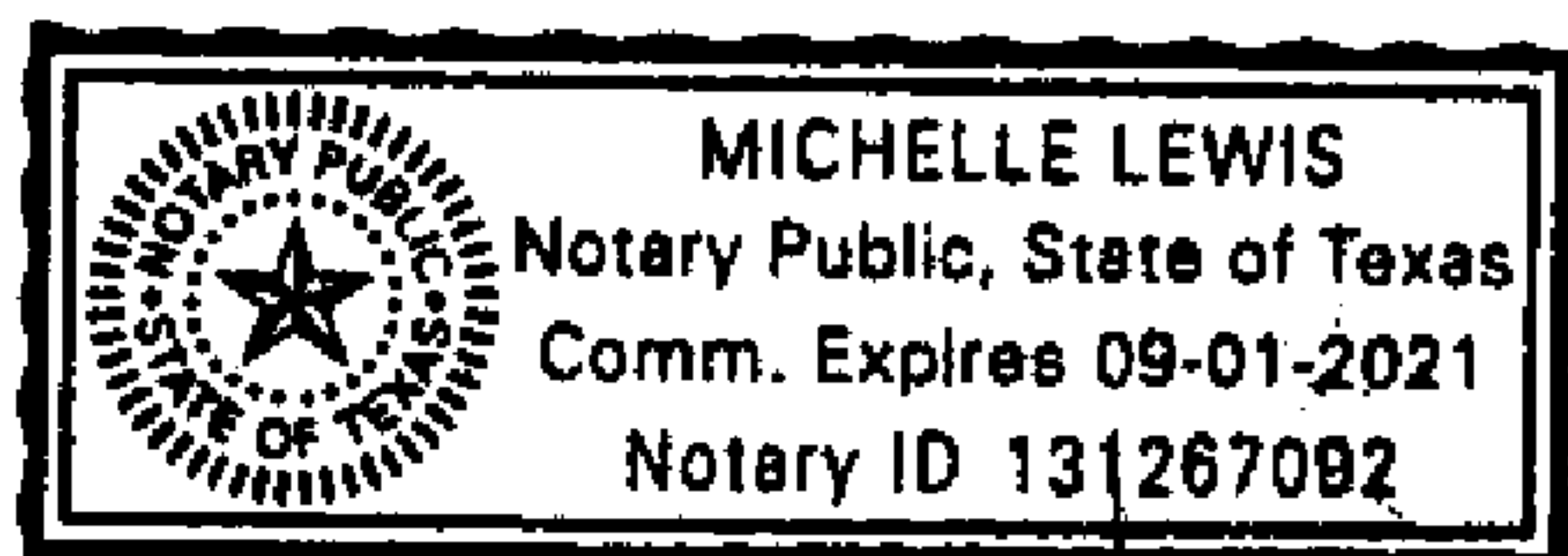
Its: Closing Manager

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 25th day of June, 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



(Signature of Notary Public)

09/01/2021

My Commission Expires

**Exhibit "A"**  
**Legal Description(s)**

***TRACT 1:***

Lot 7, according to the survey of ROSSBURG, SECTOR 1, as recorded at Map Book 35, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210114000022560

**COMMONLY KNOWN AS:** 124 Rossburg Dr, Calera, AL 35040  
**PARCEL ID:** 28 3 05 0 008 007.000  
**TITLE FILE NO:** CARL2-3AL0008

***TRACT 2:***

Lot 49, according to the survey of DEARING DOWNS, 6TH ADDITION, PHASE 1, as recorded at Map Book 10, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210210000068550

**COMMONLY KNOWN AS:** 1704 Native Dancer Dr, Helena, AL 35080  
**PARCEL ID:** 13-7-26-2-001-002.022  
**TITLE FILE NO:** CARL2-3AL0010

**Exhibit "B"**  
**Permitted Exception(s)**

***AS TO TRACT 1 (124 ROSSBURG DR, CALERA, AL 35040) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 35, Page 124, 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). 20050929000508800, 20060403000152860, 20060706000324650 and 20070307000104540, in the Office of the Judge of Probate of Shelby County, Alabama.

***AS TO TRACT 2 (1704 NATIVE DANCER DR, HELENA, AL 35080) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 10, Page 78, 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 111, Page 456, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 225, Page 224; Book 87, Page 199; Book 268, Page 211; Book 223, Page 431 and Book 55, Page 454, 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  
Owner, L.L.C.Mailing Address 5001 Plaza on the Lake  
Suite 200  
Austin, TX 78746Grantee's Name CPI/Amherst SFR Program IIMailing Address 5001 Plaza on the Lake  
Suite 200  
Austin, TX 78746Property Address See attached Exhibit "A"Date of Sale 07 / 08 / 2021Total Purchase Price \$ 522,226.15

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☐ Appraisal☒ Sales Contract☐ 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 Code of Alabama 1975 § 40-22-1 (h).Date 07/08/2021Print Heather Revay☐ Unattested

(verified by)

Sign

Heather Revay

(Grantor/Grantee/Owner/Agent) circle one

**Exhibit "A"**  
**Legal Description(s)**

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SOURCE OF TITLE: Instrument No. 20210114000022560

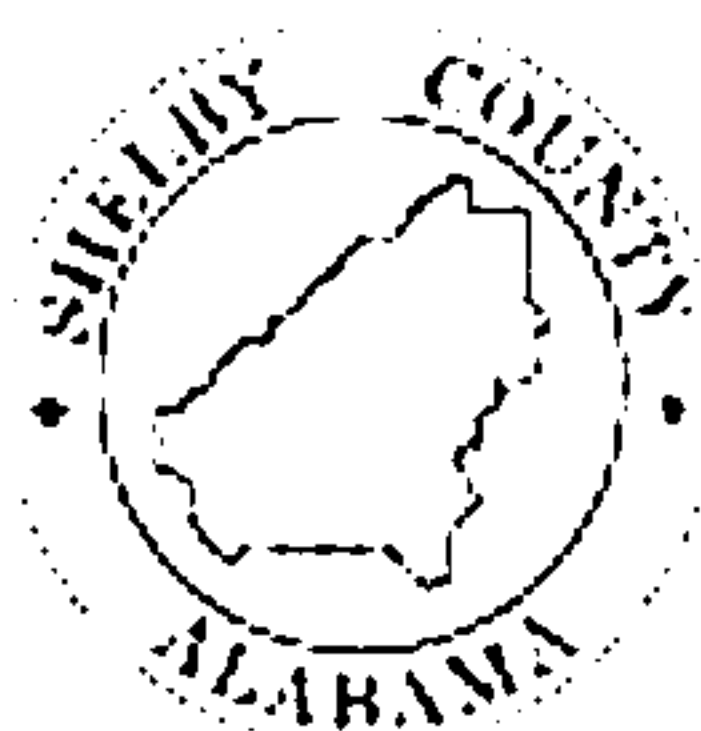
**COMMONLY KNOWN AS:** 124 Rossburg Dr, Calera, AL 35040  
**PARCEL ID:** 28 3 05 0 008 007.000  
**TITLE FILE NO:** CARL2-3AL0008

***TRACT 2:***

Lot 49, according to the survey of DEARING DOWNS, 6TH ADDITION, PHASE 1, as recorded at Map Book 10, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210210000068550

**COMMONLY KNOWN AS:** 1704 Native Dancer Dr, Helena, AL 35080  
**PARCEL ID:** 13-7-26-2-001-002.022  
**TITLE FILE NO:** CARL2-3AL0010



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/13/2021 08:09:07 AM  
\$41.00 CHERRY  
20210713000338460

*Allie S. Bayl*