

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT SQUARE FOOT HOLDINGS, LLC, a Texas Limited Liability Company (herein, "Grantor"), whose address is 9870 Plano Road, Suite 1, Dallas, TX 75238, for and in consideration of ONE HUNDRED EIGHTY-NINE THOUSAND AND 00/100 Dollars (\$189,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to BSFR III OWNER I LLC, a Delaware Limited Liability Company (herein, "Grantee"), whose address is 997 Morrison Drive, Suite 402, Charleston, SC 29403, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 455 17th Street, Calera, AL 35040  
SOURCE OF TITLE: Instrument Number 20210712000338270  
PROPERTY ID: 28-5-16-3-002-031.000  
REAL PROPERTY TAX: \$ 0 due and payable by December 31<sup>st</sup> of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property; and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 19<sup>th</sup> day of August, 2021.

**GRANTOR:**

Square Foot Holdings, LLC, a Texas Limited Liability Company

By: [Signature] (SEAL)  
Printed Name: S. Nathan Oddo  
Title: Managing Member

STATE OF Texas  
COUNTY OF Dallas

I, Turkessa Roundtree the undersigned Notary Public in and for said State and County, hereby certify that S. Nathan Oddo whose name as Managing Member of Square Foot Holdings, LLC, a Texas Limited Liability Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person, as said officer and with full authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Witness my hand and official seal.

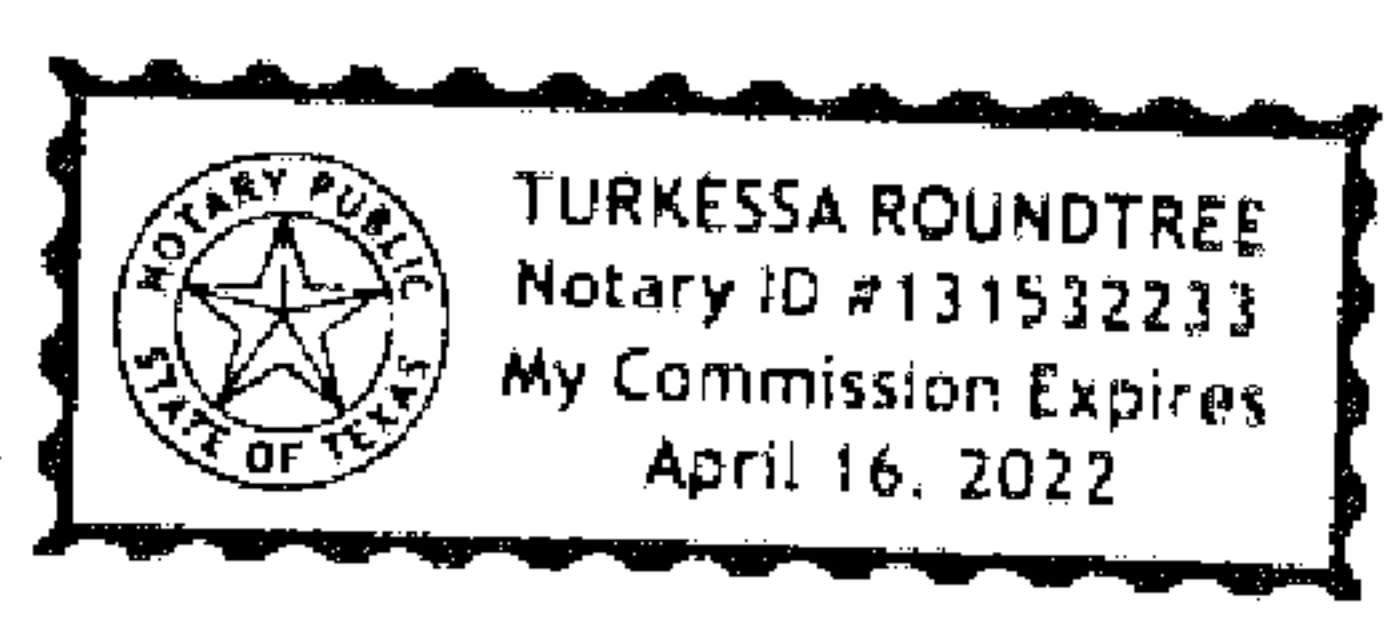
[Affix Notary Seal]

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 4/16/2022

**This instrument was prepared by:**  
RAVEN PERRY-BEACH, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

**When recorded, please mail to:**  
PAULINE SWANWICK  
OS NATIONAL, LLC - DEPT. 15  
3097 SATELLITE BOULEVARD  
BUILDING 700, SUITE 400  
DULUTH, GA 30096  
FILE NO. 353992-CONREX-15-AL

**The Grantee's address is:**  
BSFR III OWNER I LLC  
997 MORRISON DRIVE, SUITE 402  
CHARLESTON, SC 29403



**EXHIBIT A**

[Legal Description]

MORE COMMONLY KNOWN AS: 455 17th Street, Calera, AL 35040

TAX PARCEL ID/APN: 28-5-16-3-002-031.000

LOTS 13 AND 14, BLOCK 77, ACCORDING TO THE SURVEY OF J.H. DUNSTAN'S MAP OF THE TOWN OF CALERA, ALABAMA IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed(s) or Instrument(s):

20210712000338270

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Square Foot Holdings LLC</u>	Grantee's Name	<u>BSFR III Owner I LLC</u>
Mailing Address	<u>9870 Plano Rd #1 Dallas, TX 75238</u>	Mailing Address	<u>997 Morrison Dr Suite 402 Charleston, SC 29403</u>
Property Address	<u>455 17th St. Calera, AL 35040</u>	Date of Sale	<u>8/20/2021</u>
		Total Purchase Price	<u>\$ 189,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor'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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 08/19/2021 Print S. Nathan Oddo

Unattested Sign [Signature]

(verified by) \_\_\_\_\_ (Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/27/2021 02:01:01 PM  
 \$220.00 CHERRY  
 20210827000419230

**Form RT-1**

*Ally S. Boyd*