

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT TERRY HUGH MILLER and KIMBERLY DANIEL MILLER, husband and wife (together herein, "Grantors"), whose address is 630 Navajo Trl., Alabaster, AL 35007, for and in consideration of TWO HUNDRED THIRTY-THREE THOUSAND TWO HUNDRED FIFTY AND 00/100 Dollars (\$233,250.00) 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 Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4405 Englewood Road, Helena, AL 35080

SOURCE OF TITLE: Deed Book 155, Page 793

PROPERTY ID: 13-5-22-1-001-005.042

REAL PROPERTY TAX: \$ 0.00 due and payable by December 31st 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, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantee and Grantee's assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have 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 Grantors are in the quiet and peaceable possession of said property; and that Grantors do 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 Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 20 day of August, 2021.

GRANTOR:

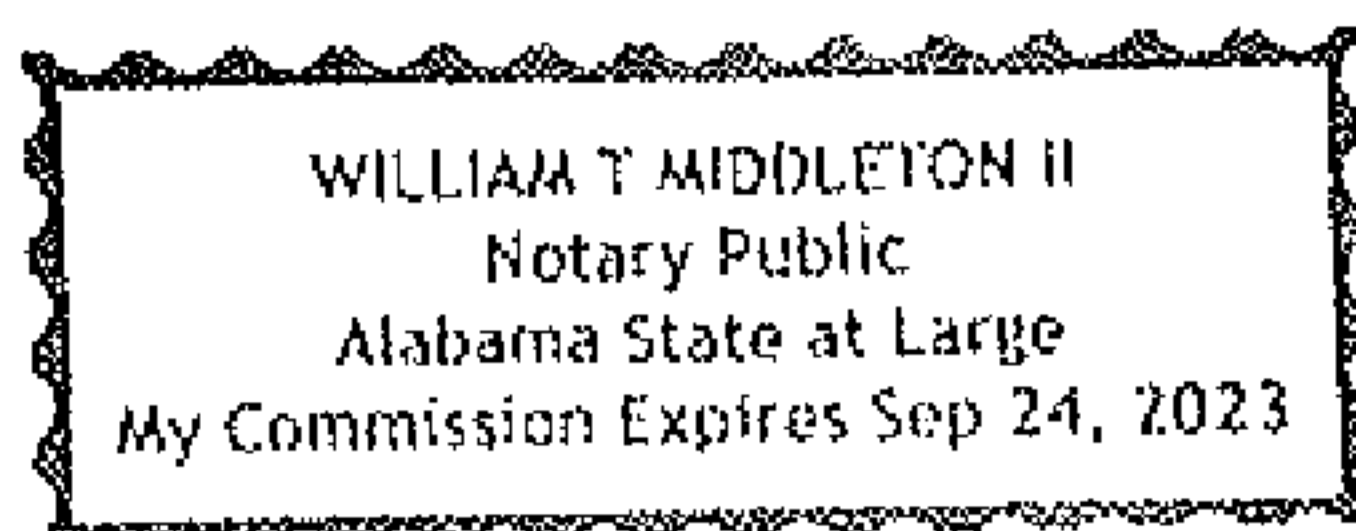
Terry Hugh Miller (SEAL)
Terry Hugh Miller

STATE OF ALABAMA
COUNTY OF SHELBY

I, William T. Middleton II, the undersigned Notary Public in and for said State and County, hereby certify that Terry Hugh Miller, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of August, 2021.

[Affix Notary Seal]



William T. Middleton II
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/24/2023
William T. Middleton II

GRANTOR:

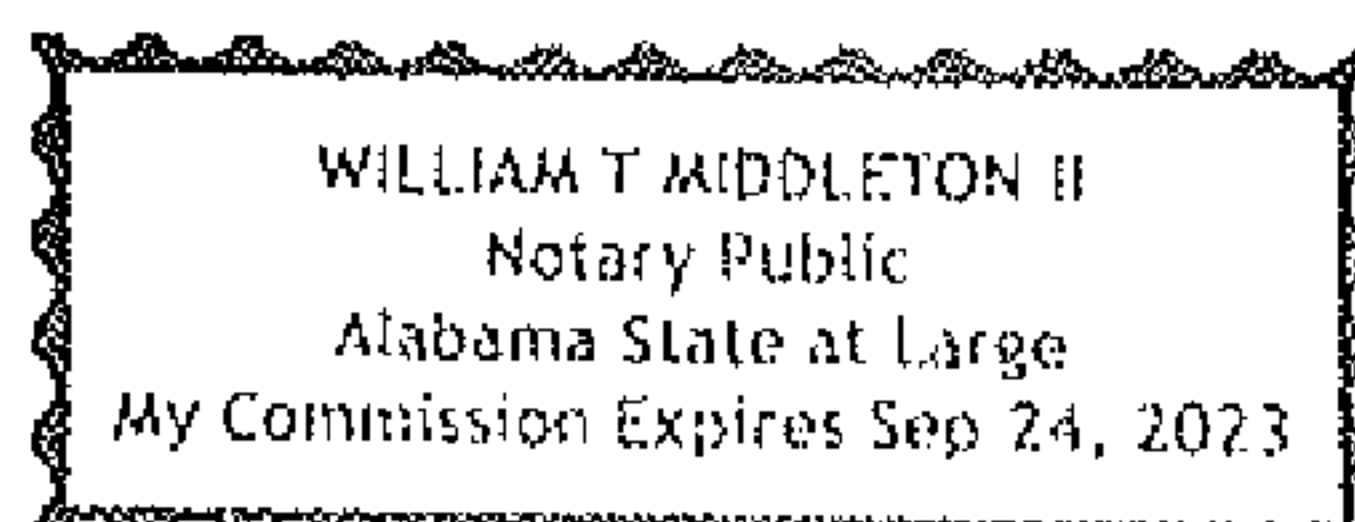
Kimberly Daniel Miller (SEAL)
Kimberly Daniel Miller

STATE OF ALABAMA
COUNTY OF SHELBY

I, William T. Middleton II, the undersigned Notary Public in and for said State and County, hereby certify that Kimberly Daniel Miller, a married woman, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of August, 2021.

[Affix Notary Seal]



William T. Middleton II
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/24/2023
William T. Middleton II

This instrument was prepared by:

RAVEN PERRY-BEACH, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

BSFR III OWNER I LLC
997 MORRISON DRIVE SUITE 402
CHARLESTON, SC 29403
356476-15-CONREX-AL

The Grantee's address is:

BSFR III OWNER I LLC
997 MORRISON DRIVE SUITE 402
CHARLESTON, SC 29403

EXHIBIT A

[Legal Description]

For Information purposes only - Street Address: 4405 Englewood Road, Helena, AL 35080
County: Shelby
File Number: 356476
Tax Parcel ID/APN: 13-5-22-1-001-005.042

LOT 12, BLOCK 4, ACCORDING TO THE SURVEY OF PLANTATION SOUTH, 2ND SECTOR, PHASE NO. 1,
AS RECORDED IN MAP BOOK 9 PAGE 115 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;
BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PRIOR DEED: Book 155 Page 793

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 TERRY HUGH MILLER
 Mailing Address KIMBERLY DANIEL MILLER
630 Navajo Trl.
Alabaster, AL 35007

Grantee's Name BSFR III OWNER I LLC
 Mailing Address 997 Morrison Drive, Suite 402
Charleston, SC 29403

Property Address 4405 Englewood Road
Helena, AL 35080

Date of Sale 08/20/2021

Total Purchase Price \$ 233,250.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/01/2021 10:46:13 AM
 \$267.50 CHERRY
 20210901000426590

Allen S. Bayl

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 8/20/21

Print TERRY HUGH MILLER Kimberly Daniel Miller

Sign Terry Hugh Miller Kimberly Daniel Miller
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1