

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 29th day of September, 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 **AMNL ASSET COMPANY 2 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 23 day of September, 2021.

GRANTOR:

MUPR 3 ASSETS, LLC

By: Main Street Renewal LLC

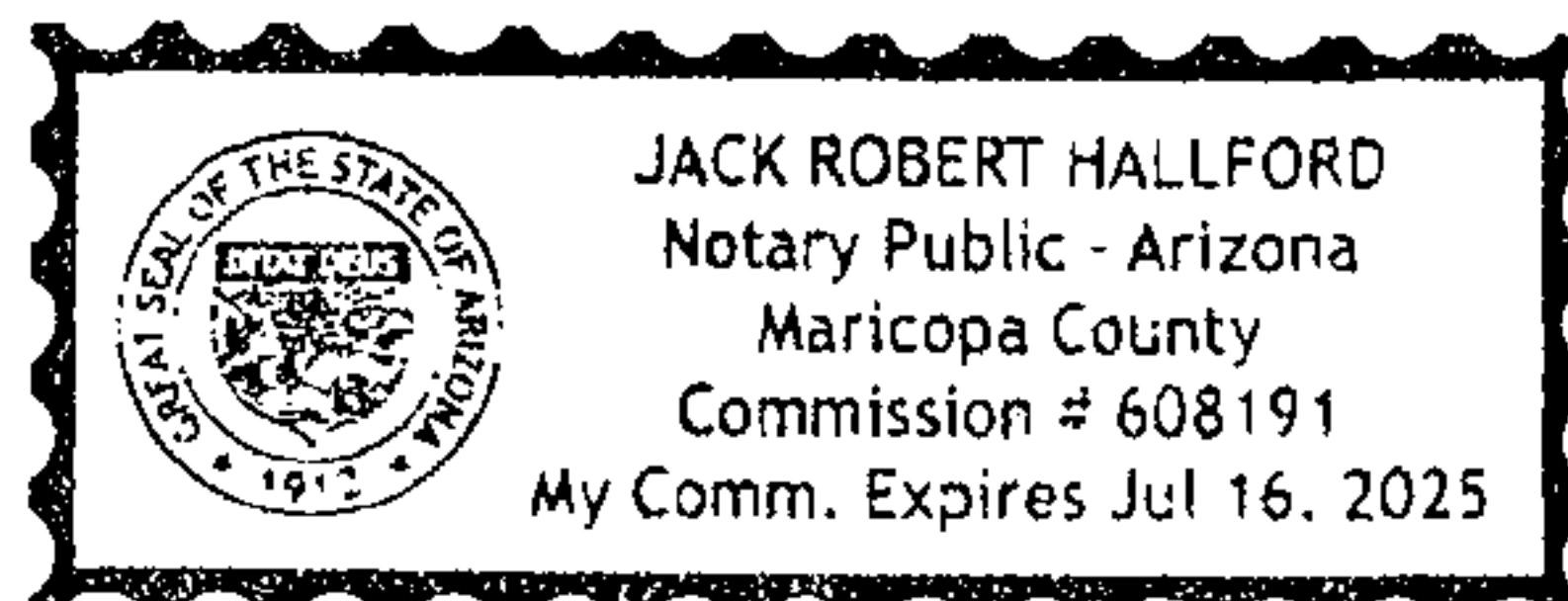
Its: Authorized Signor

By: 
Kelly Hallford

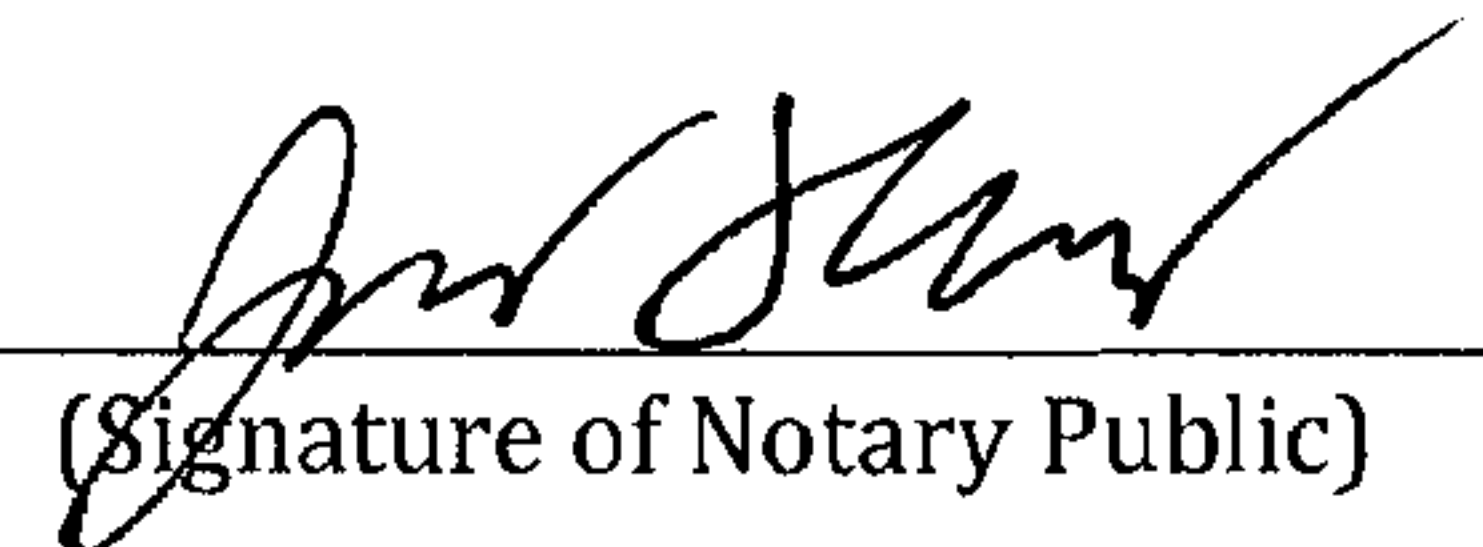
Its: Vice President - Title &
Closing

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

The foregoing instrument was acknowledged before me this 23 day of September, 2021, by Kelly Hallford, as Vice President of Title & Closing of Main Street Renewal LLC, the Authorized Signor of MUPR 3 ASSETS, LLC, who ☒ is personally known to me, or ☐ has produced _____ 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)

My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 100, according to the survey 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.

COMMONLY KNOWN AS: 171 Creek Run Way, Calera, AL 35040
PARCEL ID: 35 2 10 0 002 050.000
TITLE FILE NO: STRG2-4AL0014

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (171 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 and 20110301000068680, 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). 20080829000346760, 20060414000173990, 20061212000601010 and 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, in the Office of the Judge of Probate of Shelby County, Alabama. The Company makes no representation as to the present ownership of said interest(s).



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/01/2021 09:03:51 AM
 \$259.00 JOANN
 20211001000479330

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	MUPR 3 ASSETS, LLC	Grantee's Name	AMNL ASSET COMPANY 2 LLC,
Mailing Address	5001 Plaza on the Lake, Suite 200 Austin, TX 78746	Mailing Address	5001 Plaza on the Lake, Suite 200 Austin, TX 78746
Property Address	171 Creek Run Way, Calera, AL 35040	Date of Sale	09/29/2021
		Total Purchase Price	\$221,799.92
		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)

<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 _____

Print MICHAEL KRIVOSKI

☐ Unattested

(verified by)

Sign *Michael Krivoski*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1