

20211216000596120  
12/16/2021 12:27:49 PM  
DEEDS 1/6

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 3rd day of December, 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 **VM Pronto, 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 24 day of November, 2021.

**GRANTOR:**

**ARVM 5, LLC**

By: Main Street Renewal LLC

Its: Authorized Signor

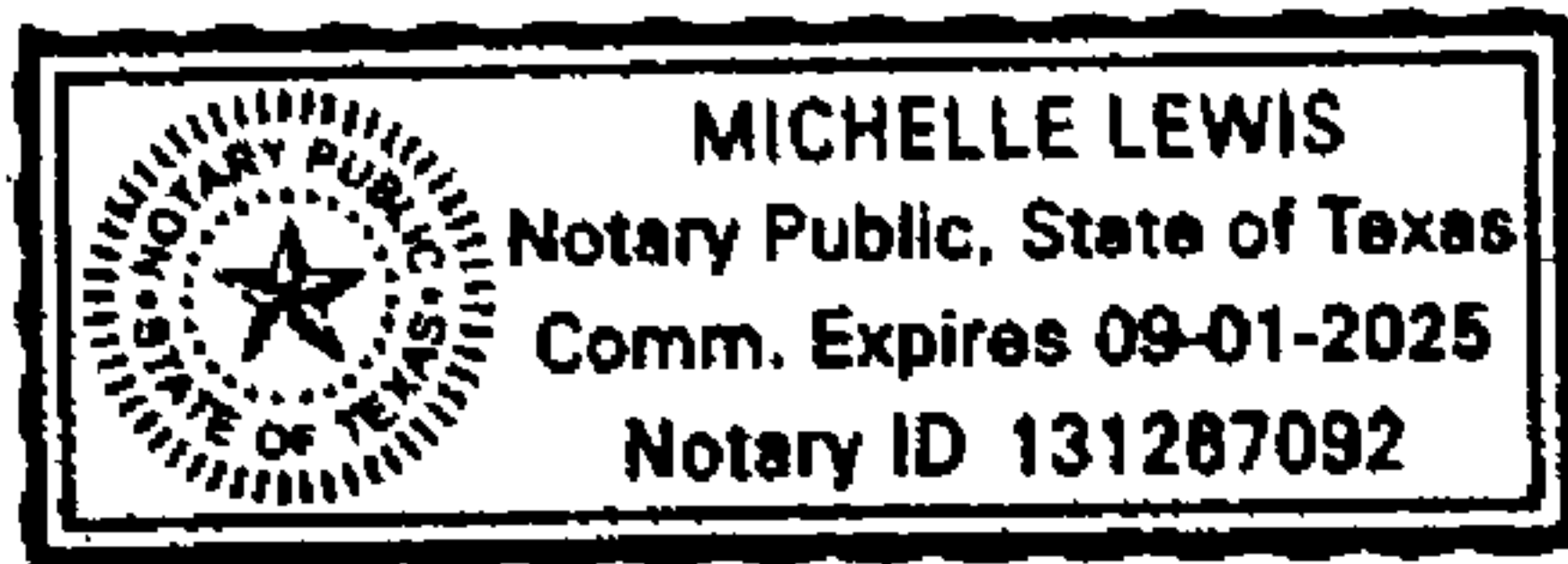
By: 

Alyssia Ventura


Its: Closing Manager

STATE OF TEXAS           §  
                                     §  
COUNTY OF WILLIAMSON   §

The foregoing instrument was acknowledged before me this 24 day of NOV., 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)

09/01/2025  
My Commission Expires

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

***TRACT 1:***

Lot 3-63, according to the survey of CHELSEA PARK 3RD SECTOR, recorded at Map Book 34, Pages 23A and 23B, in the Office of the Judge of Probate of Shelby County, Alabama.

<b>SOURCE OF TITLE:</b>	Instrument No. 20210812000393310
<b>COMMONLY KNOWN AS:</b>	2048 Fairbank Cir, Chelsea, AL 35043
<b>PARCEL ID:</b>	09-7-36-1-003-009.000
<b>TITLE FILE NO:</b>	GSVMP21-3AL0011

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

***AS TO TRACT 1 (2048 FAIRBANK CIR, CHELSEA, AL 35043) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 34, Pages 23 A&B, 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). 20041014000566950, 20041014000566970, 20050203000056190 and 20060720000351160, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in instrument(s) recorded at Instrument No. 20040816000457750, 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  
 Mailing Address 5001 PLAZA ON THE LAKE  
SUITE 200  
AUSTIN TEXAS 78746

Grantee's Name VM PRONTO LLC  
 Mailing Address 5001 PLAZA ON THE LAKE  
SUITE 200  
AUSTIN TEXAS 78746

Property Address 2048 FAIRBANK CIR  
CHELSEA AL 35043  
 Filed and Recorded Official Public Records  
Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/16/2021 12:27:49 PM  
 \$253.00 JOANN  
 20211216000596120

Date of Sale 12/3/2021  
 Total Purchase Price \$216,000.00  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$

*Allen S. Bayal*

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 \_\_\_\_\_

Print MICHAEL KRIVOSKI☐ UnattestedSign Michael Krivoski

(verified by)

(Grantor/Grantee/Owner ☒ Agent) circle one