

20220304000093030
03/04/2022 03:09:51 PM
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

"Mortgage consideration (\$1,020,624.00) being applied to deed. Deed and Mortgage being recorded together."

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 25th day of February, 2022, is made and entered into by and between **BAF 3, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **BAF Assets 4, 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 8 day of February, 2022.

GRANTOR:

BAF 3, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: 

Alyssia Ventura

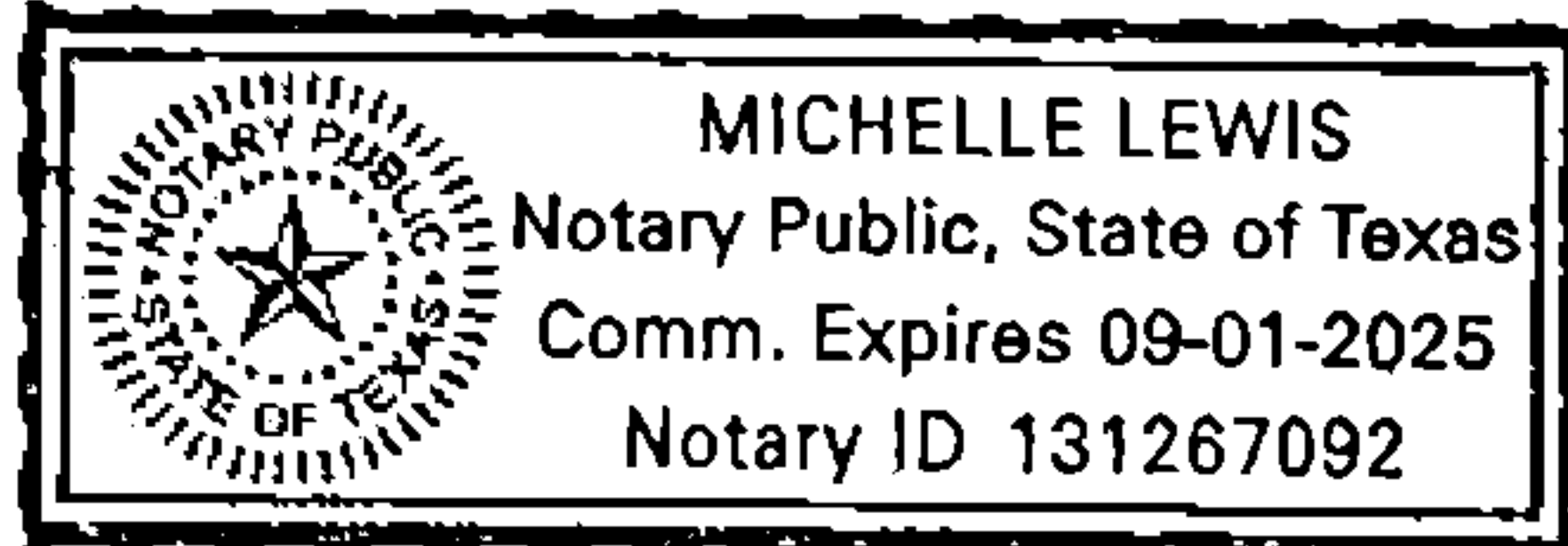
Its: Closing Manager

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 8 day of FEB, 2022, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of BAF 3, 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.





Notary Public

My Commission Expires: 09.01.2025

Official/Notarial Seal

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 109, according to the survey of THE LAKES AT HIDDEN FOREST, PHASE 1, recorded at Map Book 36, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210614000289460

COMMONLY KNOWN AS: 105 Hidden Trace Ct, Montevallo, AL 35115
PARCEL ID: 23 7 35 0 007 023.000
TITLE FILE NO: AMSR22-2AL0016

TRACT 2:

Lot 3, according to the survey of THE VILLAGES OF WESTOVER SECTOR 1, recorded at Map Book 39, Pages 9A and 9B, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210416000191890

COMMONLY KNOWN AS: 113 Lorrin Ln, Sterrett, AL 35147
PARCEL ID: 08 9 32 1 002 003.000
TITLE FILE NO: AMSR22-2AL0017

TRACT 3:

Lot 422, according to the survey of SHELBY FOREST ESTATES, 4TH SECTOR, as recorded at Map Book 26, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210804000377910

COMMONLY KNOWN AS: 1508 Shelby Forest Ln, Chelsea, AL 35043
PARCEL ID: 15 4 17 0 000 005.111
TITLE FILE NO: AMSR22-2AL0040

TRACT 4:

Lot 17-A, according to the survey of SPRING GATE, SECTOR 1, PHASE 4 1ST ADDITION, recorded at Map Book 23, Page 134, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210823000409180

COMMONLY KNOWN AS: 2013 King Arthur Cir, Albaster, AL 35007
PARCEL ID: 13 7 26 1 001 008.083
TITLE FILE NO: AMSR22-2AL0018

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (105 HIDDEN TRACE CT, MONTEVALLO, AL 35115) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 36, Page 115, 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). 20061120000567220, in the Office of the Judge of Probate of Shelby County, Alabama.

AS TO TRACT 2 (113 LORRIN LN, STERRETT, AL 35147) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 39, Pages 9A and 9B, 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). 20080109000013350 and 20070918000437900, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) as set forth in Instrument(s) recorded at Book 283, Page 716; Book 228, Page 793; Book 220, Page 999; Book 221, Page 846; Book 268, Page 214; Book 268, Page 809; Book 220, Page 820; Book 147, Page 514; Book 147, Page 511; Book 103, Page 188; Book 147, Page 45; Book 147, Page 46; Book 118, Page 497 and Book 112, Page 254; and Instrument No(s). 20061023000521080, in the Office of the Judge of Probate of Shelby County, Alabama.

AS TO TRACT 3 (1508 SHELBY FOREST LN, CHELSEA, AL 35043) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 26, Page 19, 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). 1999-38774 and 1998-41315, 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. 2000-05521, in the Office of the Judge of Probate of Shelby County, Alabama.

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

AS TO TRACT 4 (2013 KING ARTHUR CIR, ALBASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 23, Page 134, 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). 1997-26730 and 1998-42574, in the Office of the Judge of Probate of Shelby County, Alabama.

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/04/2022 03:09:51 PM
 \$50.50 CHARITY
 20220304000093030



Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name BAF 3, LLC
 Mailing Address 5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN TEXAS 78746

Grantee's Name BAF ASSETS 4, LLC
 Mailing Address 5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN TEXAS 78746

Property Address 105 HIDDEN TRACE CT MONTEVALLO AL 35115
113 LORRIN LN, STERRETT AL 35147
1508 SHELBY FOREST LN, CHELSEA AL 35043
2013 KING ARTHUR CIR, ALBASTER AL 35007

Date of Sale 02/25/2022
 Total Purchase Price \$ 1,030,933.00
 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 _____

Print MICHAEL KRIVOSKI

☐ Unattested

(verified by)

Sign

Michael Krivoski

(Grantor/Grantee/Owner/Agent) circle one