

20220426000170460  
04/26/2022 11:13:13 AM  
DEEDS 1/2

**20220426000170100**

Commitment Number: AL2201008

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Send To:

Novare National Settlement Service, LLC  
3180 Curlew Rd, Suite 108  
Oldsmar, FL 34677  
Attn: Recording Desk

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**22 7 35 2 010 002.000**

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**GENERAL WARRANTY DEED**

**111 Stratford Circle Pelham, AL 35214**

**New Day Properties LLC, an Alabama limited liability company**, hereinafter grantor, of **Shelby County, Alabama**, for \$163,300.00 (One Hundred Sixty Three Thousand Three Hundred Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **VM Pronto, LLC, a Delaware limited liability company**, hereinafter grantee, whose tax mailing address is **5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, the following real property:

**LOT 510 ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 4, PHASE 1 AS RECORDED IN MAP BOOK 34, PAGE 73 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Property Address is: 683 Waterford Lane, Calera AL 35040**

Prior instrument reference: \_\_\_\_\_

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; 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.

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 the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 4-21, 2022

**New Day Properties LLC, an Alabama limited liability company**

By:

Mitchell Martin

Its:

Owner

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Mitchell Martin its owner, on behalf of the Grantor **New Day Properties LLC, an Alabama limited liability company**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as owner and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 21<sup>st</sup> day of April, 2022

Gail Arrow

Notary Public

My commission expires  
8/9/2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/26/2022 11:13:13 AM  
\$188.50 CHERRY  
20220426000170460

Allen S. Byrd