

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS INSTRUMENT PREPARED BY:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC,
Attorneys at Law, 101 S Reid St, Ste 307
Sioux Falls, SD 57103, 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 15th day of June, 2022, is made and entered into by and between **VM Master Issuer, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **BTR Scattered Site Owner 2, L.L.C.**, 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]

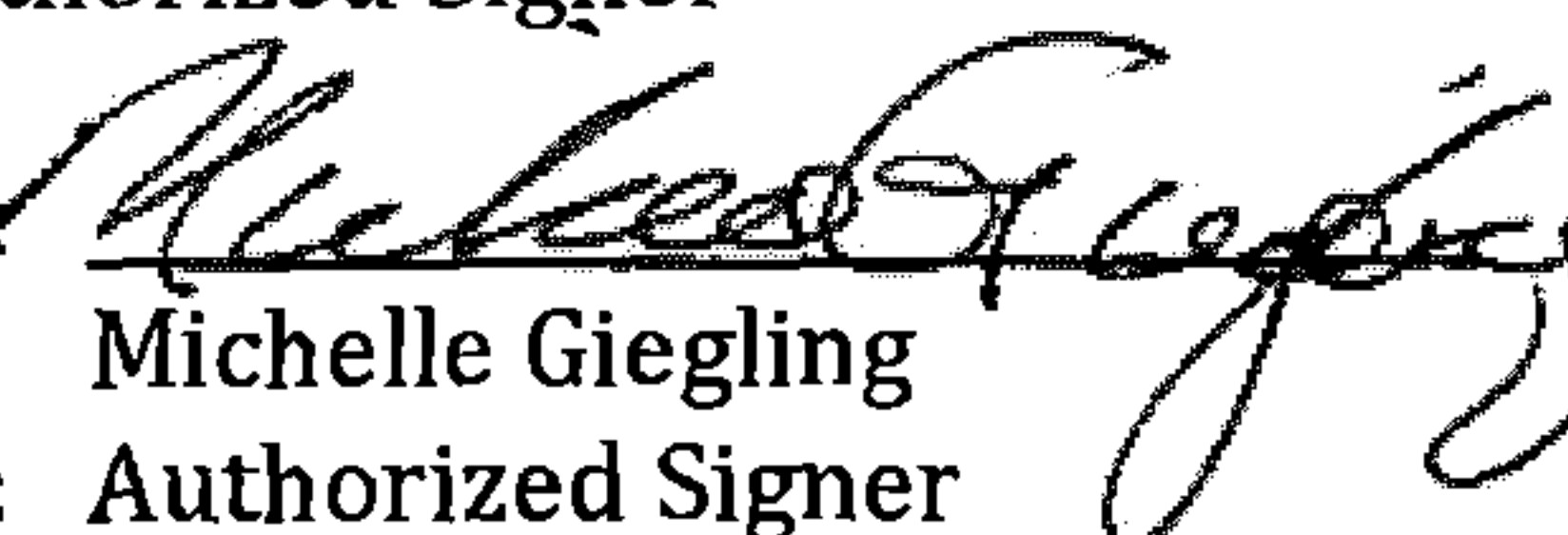
EXECUTED by the undersigned this 9th day of June, 2022.

GRANTOR:

VM MASTER ISSUER, LLC

By: Main Street Renewal LLC

Its: Authorized Signer

By: 
Michelle Giegling
Its: Authorized Signer

COMMONWEALTH OF VIRGINIA §
 §
COUNTY OF CHESTERFIELD §

The foregoing instrument was acknowledged before me this 9th day of June, 2022, by Michelle Giegling, as Authorized Signer of Main Street Renewal LLC, the Authorized Signer of VM MASTER ISSUER, 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.

CHELSEY B KIDD
NOTARY PUBLIC
REG. # 7674012
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

Official/Notarial Seal


Signature of Notary Public

My Commission Expires: 03/31/24

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 214, according to the survey of AMENDED FINAL PLAT OF CAMDEN COVE, SECTOR 6, as recorded at Map Book 30, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE:	Instrument 20220411000148340
COMMONLY KNOWN AS:	140 Mayfair Ln, Calera, AL 35040
PARCEL ID:	28-5-16-2-006-027.000
TITLE FILE NO:	CARL3-2.5AL0025

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (140 MAYFAIR LN, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 30, Page 54.
- (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). 20020820000394620.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name VM Master Issuer, LLC
 Mailing Address 5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Grantee's Name BTR Scattered Site Owner 2, L.L.C.,
 Mailing Address 5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Property Address 140 Mayfair Ln, Calera, AL 35040
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/16/2022 01:16:22 PM
 \$245.50 JOANN
 20220616000242590

Date of Sale 6 / 15 / 2022
 Total Purchase Price \$ 208,443.15
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____



Allen S. Boyd

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 6 / 15 / 2022

Print Lloyd E. Jones Jr.

☐ Unattested

 (verified by)

Sign *Lloyd E. Jones Jr.*
 (Grantor/Grantee/Owner/Agent) circle one