

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 Pronto, 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]

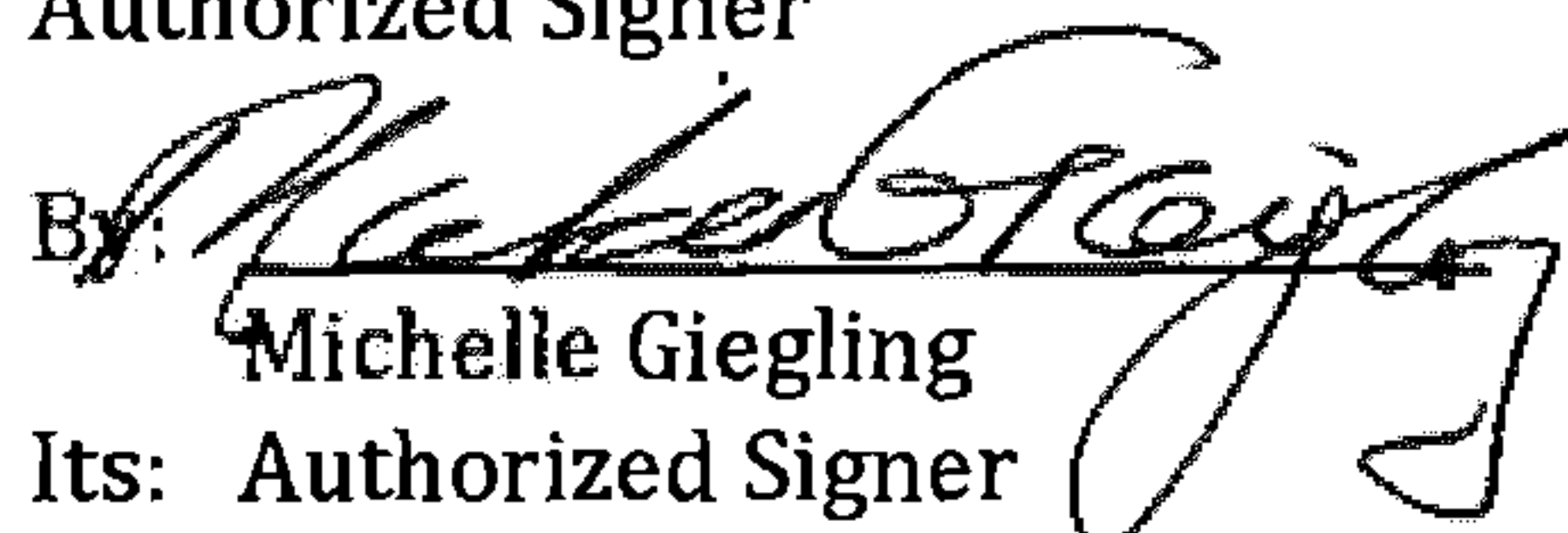
EXECUTED by the undersigned this 9th day of June, 2022.

GRANTOR:

VM PRONTO, LLC

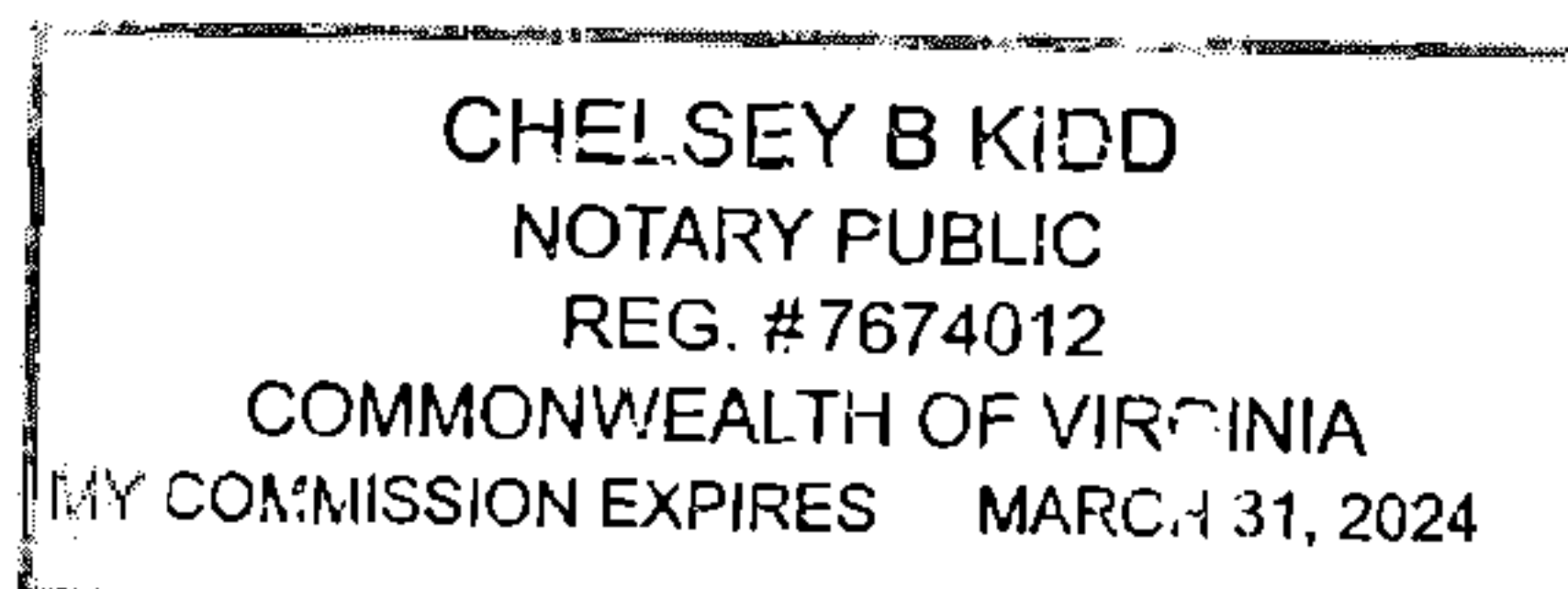
By: Main Street Renewal LLC

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 PRONTO, 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: 03/31/24

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

Grantor's Name	<u>VM Pronto, LLC</u>	Grantee's Name	<u>BTR Scattered Site Owner 2, L.L.C.,</u>
Mailing Address	<u>5001 Plaza on the Lake, Suite 200</u>	Mailing Address	<u>5001 Plaza on the Lake, Suite 200</u>
	<u>Austin, TX 78746</u>		<u>Austin, TX 78746</u>
Property Address	<u>See Attached Exhibit "A"</u>	Date of Sale	<u>6 / 15 / 2022</u>
		Total Purchase Price	<u>\$ 725,431.04</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	<u>6 / 15 / 2022</u>	Print	<u>Lloyd E. Jones Jr.</u>
Unattested	<u></u>	Sign	<u>Lloyd E. Jones Jr.</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 50, according to the Survey of the Cottages of Stonehaven, First Addition, as recorded in Map Book 22, Page 87, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20211223000605930

COMMONLY KNOWN AS: 111 E Stonehaven Cir, Pelham, AL 35124

PARCEL ID: 13-6-23-1-006-051.000

TITLE FILE NO: CARL3-2.5AL0032

TRACT 2:

Lot 31, according to the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 16, Page 41 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20220111000012990

COMMONLY KNOWN AS: 291 Shoal Creek Cir, Montevallo, AL 35115

PARCEL ID: 27-5-22-0-001-001.046

TITLE FILE NO: CARL3-2.5AL0034

TRACT 3:

Lot 207, according to the Record Plat for The Village at Stonehaven, Phase 2, as recorded in Map Book 26, Page 126, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20211119000559000

COMMONLY KNOWN AS: 536 Walker Rd, Pelham, AL 35124

PARCEL ID: 13-6-23-4-010-007.000

TITLE FILE NO: CARL3-2.5AL0035

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (111 E STONEHAVEN CIR, PELHAM, AL 35124) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 22, Page 87.

AS TO TRACT 2 (291 SHOAL CREEK CIR, MONTEVALLO, AL 35115) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 16, Page 41.

AS TO TRACT 3 (536 WALKER RD, PELHAM, AL 35124) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 26, Page 126.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2022 01:16:23 PM
\$762.50 JOANN
20220616000242600

Allen S. Bayl