

20220818000324530
08/18/2022 12:05:04 PM
DEEDS 1/6

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 16th day of August, 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, 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 10th day of August, 2022.

GRANTOR:

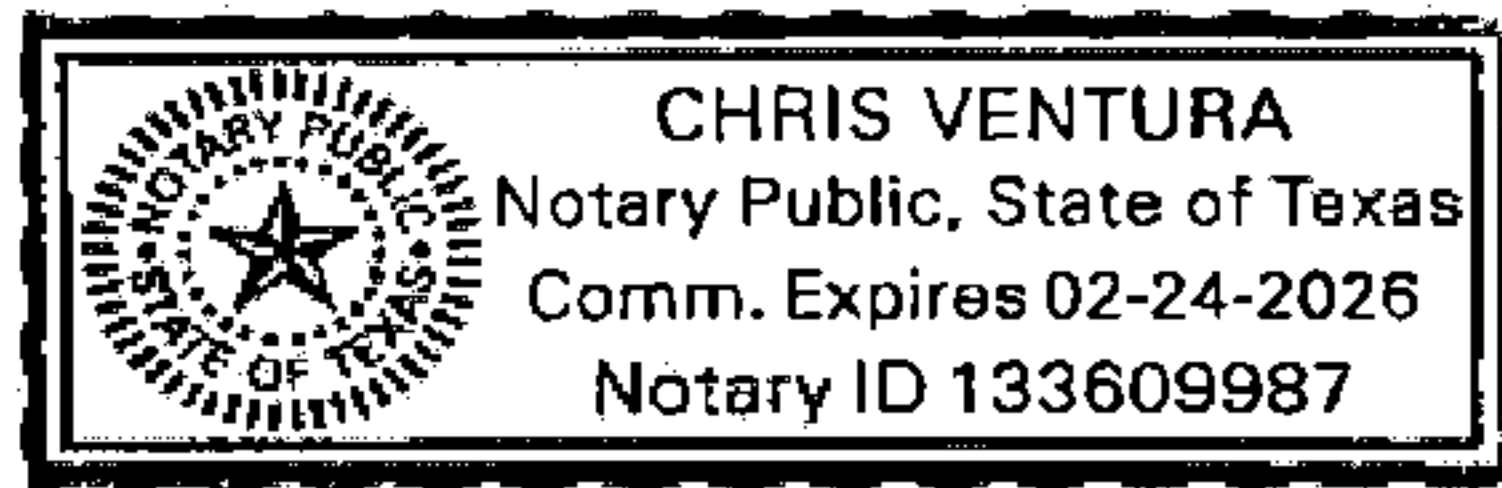
VM MASTER ISSUER, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: 
Alyssia Ventura
Its: Authorized Signor

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 10th day of August, 2022, by Alyssia Ventura, as Authorized Signor of Main Street Renewal LLC, the Authorized Signor 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.




Signature of Notary Public

My Commission Expires: 02/24/26

Official/Notarial Seal

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 60, according to the survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23 in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20220411000148340

COMMONLY KNOWN AS: 193 King James Ct, Alabaster, AL 35007
PARCEL ID: 13 7 26 1 003 008.000
TITLE FILE NO: CARL3-5AL0010

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (193 KING JAMES CT, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 19, Page 23 and Instrument No. 1994-36551.
- (2) Line Permit dated 01/17/1950 and recorded in Book 141, Page 507.
- (3) Easement recorded 01/27/1989 in Book 224, Page 62.
- (4) Easement recorded 04/12/1989 in Book 224, Page 318.
- (5) Easement recorded 04/12/1989 in Book 224, Page 319.
- (6) Easement recorded 05/02/1990 in Book 291, Page 302.
- (7) Easement recorded 05/08/1963 in Book 225, Page 224.
- (8) Permit recorded 03/07/1985 in Book 20, Page 247.
- (9) Amendment to Declaration of Restrictive Covenants for Spring Gate Subdivision, Sector One, Phase three and Spring Gate Estates, Phase One recorded 02/23/1999 in Instrument No. 1999-07522.

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, LLC
Mailing Address 5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Property Address 193 King James Ct
Alabaster, AL 35007

Date of Sale 8/16/2022
Total Purchase Price \$ 252,642.90
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
- 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 8/16/2022

Print MARVIN NEWMAN

Unattested

Sign MARVIN NEWMAN

(verified by)

(Grantor/Grantee/Owner **Agent**) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2022 12:05:04 PM
\$290.00 JOANN
20220818000324530

Form RT-1

Alvin S. Byrd