

20220829000336480
08/29/2022 10:43:21 AM
DEEDS 1/13

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
3500 Park Center Dr., Suite 100
Dayton, OH 45414

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

PN RENTAL I, LLC, a Delaware limited liability company
whose mailing address is 1505 King Street, Ext. Suite 100, Charleston, SC 29405,

(hereinafter referred to as "Grantor"), in hand paid by

**VB SIX, LLC, a Delaware limited liability company,
whose mailing address is 3500 Park Center Dr., Suite 100, Dayton, OH 45414,**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in SHELBY County, Alabama (herein referred to as the "Property"), to-wit:

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of SHELBY County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of August 25, 2022.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]**

GRANTOR:

PN RENTAL 1, LLC,
a Delaware limited liability company

By: ACXPROP, LLC, a Delaware limited liability
company, its sole member

By: 
Name: Barrie Ribet
Title: Managing Director

STATE OF NEW YORK)

COUNTY OF NEW YORK)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Barrie Ribet, whose name as Managing Director of ACXPROP, LLC, a Delaware limited liability company, which entity is the sole member of PN RENTAL I, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, in its capacity as the agent of PN RENTAL I, LLC as aforesaid.

Given under my hand and official seal, this 15 day of August, 2022.


Notary Public

AFFIX SEAL

My commission expires: 01/19/25

LAUREN SANGER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SA6412977
Qualified in Kings County
My Commission Expires 01-19-2025

This document prepared by:
Robert R. Sexton
Maynard Cooper Gale
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	0201-VB22-SFR	112 DALE DR	ALABASTER	AL	35007	SHELBY
2	0213-VB22-SFR	301 FOREST LAKES DR	STERRETT	AL	35147	SHELBY
3	0204-VB22-SFR	345 WILLOW GLEN CT	ALABASTER	AL	35007	SHELBY
4	0210-VB22-SFR	373 SUMMERCHASE DR	CALERA	AL	35040	SHELBY
5	0211-VB22-SFR	446 MARSH CIR	CALERA	AL	35040	SHELBY
6	0205-VB22-SFR	1004 KERRY DR	CALERA	AL	35040	SHELBY
7	0206-VB22-SFR	1203 VILLAGE TRAIL	CALERA	AL	35040	SHELBY
8	0207-VB22-SFR	125 IVY TRCE	CALERA	AL	35040	SHELBY

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 112 DALE DR, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 0201-VB22-SFR

TAX PARCEL ID/APN: 23 6 23 2 001 015.000

LOT 3, BLOCK 1, ACCORDING TO THE SURVEY OF GREEN VALLEY AS RECORDED IN MAP BOOK 5, PAGE 94 THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 301 FOREST LAKES DR, STERRETT, AL 35147

COUNTY: SHELBY

CLIENT CODE: 0213-VB22-SFR

TAX PARCEL ID/APN: 09 5 15 0 003 076.000

LOT 684, ACCORDING TO THE SURVEY OF FOREST LAKES, 12 SECTOR, AS RECORDED IN MAP BOOK 34, AT PAGE 3 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA.

EXHIBIT A-3

STREET ADDRESS: 345 WILLOW GLEN CT, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 0204-VB22-SFR

TAX PARCEL ID/APN: 23 5 22 0 001 051.034

LOT 6, BLOCK 3, ACCORDING TO THE SURVEY OF WILLOW GLEN SECOND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-4

STREET ADDRESS: 373 SUMMERCHASE DR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 0210-VB22-SFR

TAX PARCEL ID/APN: 22 8 33 0 002 094.000

LOT 56, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 4, AS RECORDED IN MAP BOOK 26, PAGE 111, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-5

STREET ADDRESS: 446 MARSH CIR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 0211-VB22-SFR

TAX PARCEL ID/APN: 28 6 23 0 000 011.073

LOT 161, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE I, BEING A RESURVEY OF PORTIONS OF LOTS 22-32 TRACT FIFTY-ONE SUBDIVISION, PARCEL "B", AS RECORDED IN DOCUMENT 20050614000290310 AND MAP BOOK 35, PAGE 43-A, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. EXCEPTING THEREFROM ALL INTERESTS IN AND TO ALL OIL, GAS AND OTHER MINERALS IN, ON AND/OR UNDER SAID PROPERTY AND ALL RIGHTS IN CONNECTION THEREWITH WHICH MAY HAVE BEEN GRANTED, RESERVED OR LEASED TO OTHERS BY INSTRUMENTS OF RECORD, AND BOOK 114, PAGE 193 AND BOOK 144, PAGE 196, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. FURTHER EXCEPTING THEREFROM ANY RESTRICTIONS, RESERVATIONS, SETBACKS AND EASEMENT, IF ANY, AS SHOWN ON THE PLAT RECORDED IN DOCUMENT NUMBER 20050614000290310 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. FURTHER EXCEPTING THEREFROM EASEMENT/RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY IN DEED BOOK 121, PAGE 464, DEED BOOK 188, PAGE 43, AND IN DEED BOOK 80, PAGE 195, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. FURTHER EXCEPTING THEREFROM TIMBER DEED AS RECORDED IN INSTRUMENT NO. 1995-28005, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-6

STREET ADDRESS: 1004 KERRY DR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 0205-VB22-SFR

TAX PARCEL ID/APN: 28 5 16 2 010 002.000

LOT 2 ACCORDING TO THE SURVEY OF KINSDALE GARDEN HOMES, 1ST SECTOR AS RECORDED IN MAP BOOK 34, PAGE 16, SHELBY COUNTY, ALABAMA RECORDS.

EXHIBIT A-7

STREET ADDRESS: 1203 VILLAGE TRAIL, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 0206-VB22-SFR

TAX PARCEL ID/APN: 22 7 35 1 003 030.000

LOT 324, ACCORDING TO THE SURVEY OF WATERFORD-VILLAGE SECTOR 5, PHASE 1, AS RECORDED IN MAP BOOK 36, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-8

STREET ADDRESS: 125 IVY TRCE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 0207-VB22-SFR

TAX PARCEL ID/APN: 28 6 14 0 000 003.004

LOT 2, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE I, BEING A RESURVEY OF PORTIONS OF LOTS 22-32 TRACT FIFTY-ONE SUBDIVISION. PARCEL B, RECORDED IN MAP BOOK 11, PAGE 26, ALL SITUATED IN THE SOUTHWEST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 2 WEST, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 35, PAGE 43A AND 43B, AND AS AMENDED IN THE AMENDED MAP OF OLD IVY SUBDIVISION, PHASE I, RECORDED IN MAP BOOK 36, PAGE 5A AND 5B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY. ALABAMA.

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

Grantor's Name PN RENTAL I, LLC
 Mailing Address 3500 Park Center Dr, Suite 100
Dayton, OH 45414

Grantee's Name VB SIX, LLC
 Mailing Address 3500 Park Center Dr, Suite 100
Dayton, OH 45414

Property Address SEE EXHIBIT "A"

Date of Sale 08/25/2022

Total Purchase Price \$ 2,002,636.00

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 8/15/22

Print Barrie Ribet, Managing Director

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Count	File Number	Address	City	State	Zip	County
1	0201-VB22-SFR	112 DALE DR	ALABASTER	AL	35007	SHELBY
2	0213-VB22-SFR	301 FOREST LAKES DR	STERRETT	AL	35147	SHELBY
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4	0210-VB22-SFR	373 SUMMERCHASE DR	CALERA	AL	35040	SHELBY
5	0211-VB22-SFR	446 MARSH CIR	CALERA	AL	35040	SHELBY
6	0205-VB22-SFR	1004 KERRY DR	CALERA	AL	35040	SHELBY
7	0206-VB22-SFR	1203 VILLAGE TRAIL	CALERA	AL	35040	SHELBY
8	0207-VB22-SFR	125 IVY TRCE	CALERA	AL	35040	SHELBY



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/29/2022 10:43:21 AM
\$2061.00 JOANN
20220829000336480

Allen S. Bayl