

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH Title Company of Alabama, LLC
1500 Montgomery Highway, Suite 205
Birmingham, AL 35216
Attention: Brad Cianni
412-465-3549, bcianni@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 13th day of February, 2023, is made and entered into by and between **ARVM 5, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **VM Master Issuer, 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 EXHIBIT "A"

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.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 6th day of February, 2023.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: 

Name: Jay Eckert

Title: Authorized Signer

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

The foregoing instrument was acknowledged before me this 6th day of February, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of ARVM 5, 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.

SEAL:


Notary Public

Commission Expires: 05/24/25

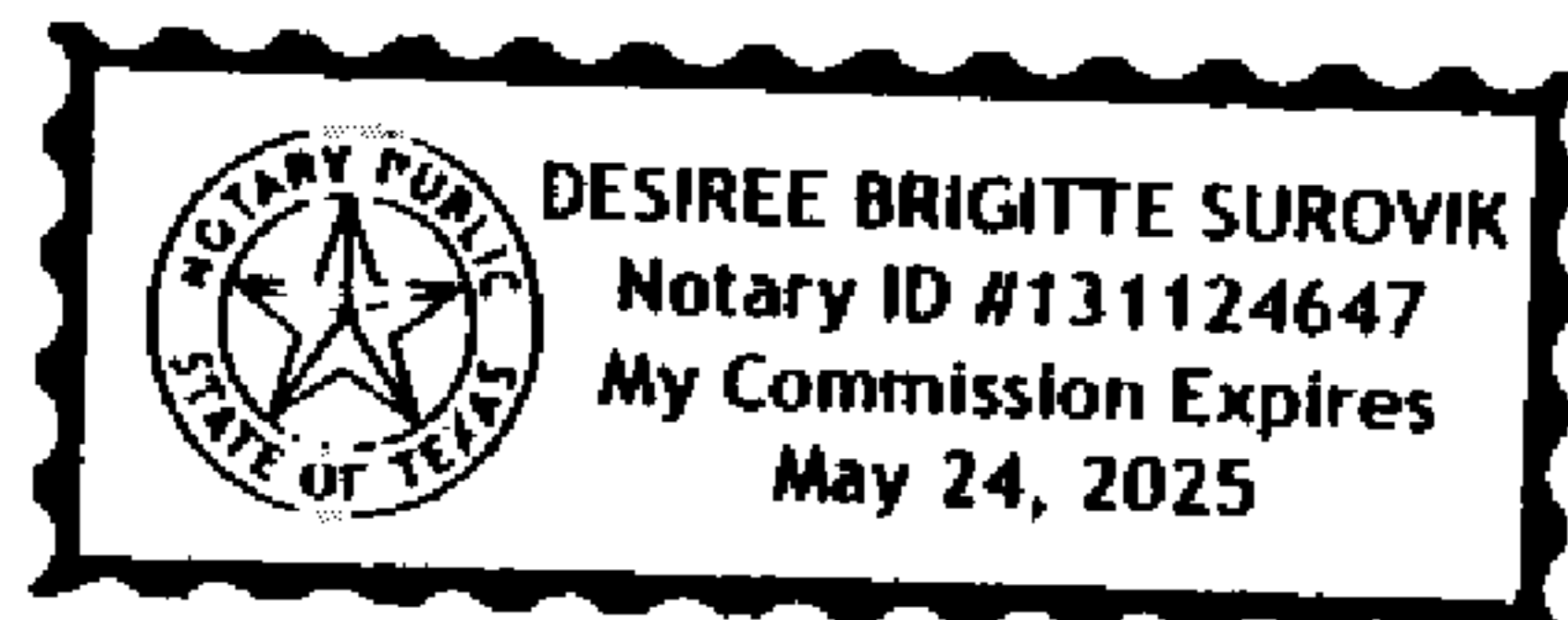


Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 3, according to this Survey of Willow Creek South, as recorded in Map Book 23, at Page 102 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210817000399780

COMMONLY KNOWN AS: 208 Willow Creek South Circle, Alabaster, AL 35007

PARCEL ID: 13 7 26 4 003 003.000

TITLE FILE NO: 8146808-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (208 WILLOW CREEK SOUTH CIRCLE, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 23, at Page 102.
- (2) Cable Right-of-Way Easement Agreement filed for record in Book 323, Page 338, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Agreement for Water Line Easement filed for record in Instrument No. 1993-22320, in the Office of the Judge of Probate of Shelby County, Alabama.
- (4) Restrictive Covenants and Grant of Land Easement for Underground Facilities in Subdivision granted to Alabama Power Company in Instrument No. 1999-22200, in the Office of the Judge of Probate of Shelby County, Alabama.
- (5) Covenants, Conditions and Restrictions as set forth in document recorded in Instrument No. 1998-24195, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/14/2023 09:08:58 AM
\$271.00 BRITTANI
20230214000038870

20230214000038870 02/14/2023 09:08:58 AM DEEDS 6/6

Allen S. Beryl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name ARVM 5, LLC,
Mailing Address 5001 PLAZA ON THE LAKE SUITE 200
AUSTIN TEXAS 78746

Grantee's Name VM Master Issuer, LLC
Mailing Address 5001 PLAZA ON THE LAKE SUITE 200
AUSTIN TEXAS 78746

Property Address 208 Willow Creek South Circle,
Alabaster, AL 35007

Date of Sale 02/13/2023
Total Purchase Price \$ 234,000.00

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
☐ 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 02/13/2023

Print Michael Krivoski

☐ Unattested

(verified by)

Sign MICHAEL KRIVOSKI

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1