

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:

Frank P. Dec, 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 10th day of March, 2023, is made and entered into by and between **VM Master Issuer, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **ARVM 5, 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]

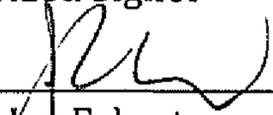
EXECUTED by the undersigned this 8th day of March, 2023.

GRANTOR:

VM MASTER ISSUER, LLC

By: Main Street Renewal LLC

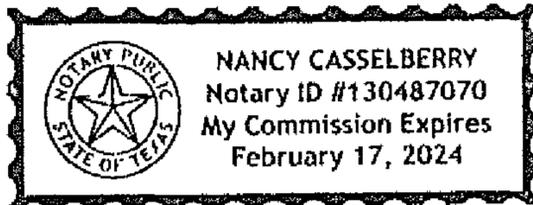
Its: Authorized Signor

By: 
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 8th day of March, 2023, by Jay Eckert, as Authorized Signor 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.

SEAL:



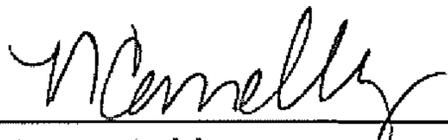

Notary Public
Commission Expires: 2/17/24

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 61, according to the survey of Saddle Run Subdivision, as recorded at Map Book 11, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20220411000148330

COMMONLY KNOWN AS: 4035 Saddle Run Cir, Pelham, AL 35124
PARCEL ID: 13 1 02 1 000 001.064
TITLE FILE NO: 8239267-2

TRACT 2:

Lot 510 according to the survey of Waterford Highlands, Sector 4, Phase 1 as recorded in Map Book 34, Page 73 in the probate office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20220606000225620

COMMONLY KNOWN AS: 683 Waterford Ln, Calera, AL 35040
PARCEL ID: 22 7 35 2 010 002.000
TITLE FILE NO: 8603936-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (4035 SADDLE RUN CIR, PELHAM, AL 35124) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded in Map Book 11, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded in Book 79, Page 297; Book 145, Page 705; and Book 319, Page 551, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded in Book 101, Page 552; Book 112, Page 49; Book 135, Page 364; Book 142, Page 195; Book 144, Page 124; Book 145, Page 712; and Book 157, Page 579, in the Office of the Judge of Probate of Shelby County, Alabama.

AS TO TRACT 2 (683 WATERFORD LN, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded in Map Book 34, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama.



Allen S. Bayl

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 Master Issuer, LLC</u>	Grantee's Name	<u>ARVM 5, LLC</u>
Mailing Address	<u>5001 PLAZA ON THE LAKE SUITE 200</u> <u>AUSTIN TEXAS 78746</u>	Mailing Address	<u>5001 PLAZA ON THE LAKE SUITE 200</u> <u>AUSTIN TEXAS 78746</u>
Property Address	<u>4035 Saddle Run Cir, Pelham, AL 35124</u> <u>683 Waterford Ln, Calera, AL 35040</u>	Date of Sale	<u>03/10/2023</u>
		Total Purchase Price	<u>\$ 359,200.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 03/13/2023

Print MICHAEL KRIVOSKI

Unattested

 (verified by)

Sign Michael Krivoski

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