

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

"MORTGAGE CONSIDERATION (\$3,100,183.03) BEING APPLIED TO DEED. DEED AND MORTGAGE BEING RECORDED TOGETHER."

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 28th day of July, 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 **ALTO Asset Company 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]

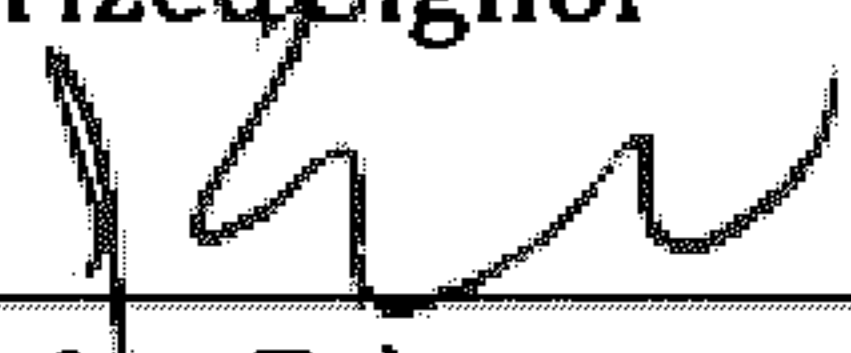
EXECUTED by the undersigned this 9th day of May, 2023.

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 §

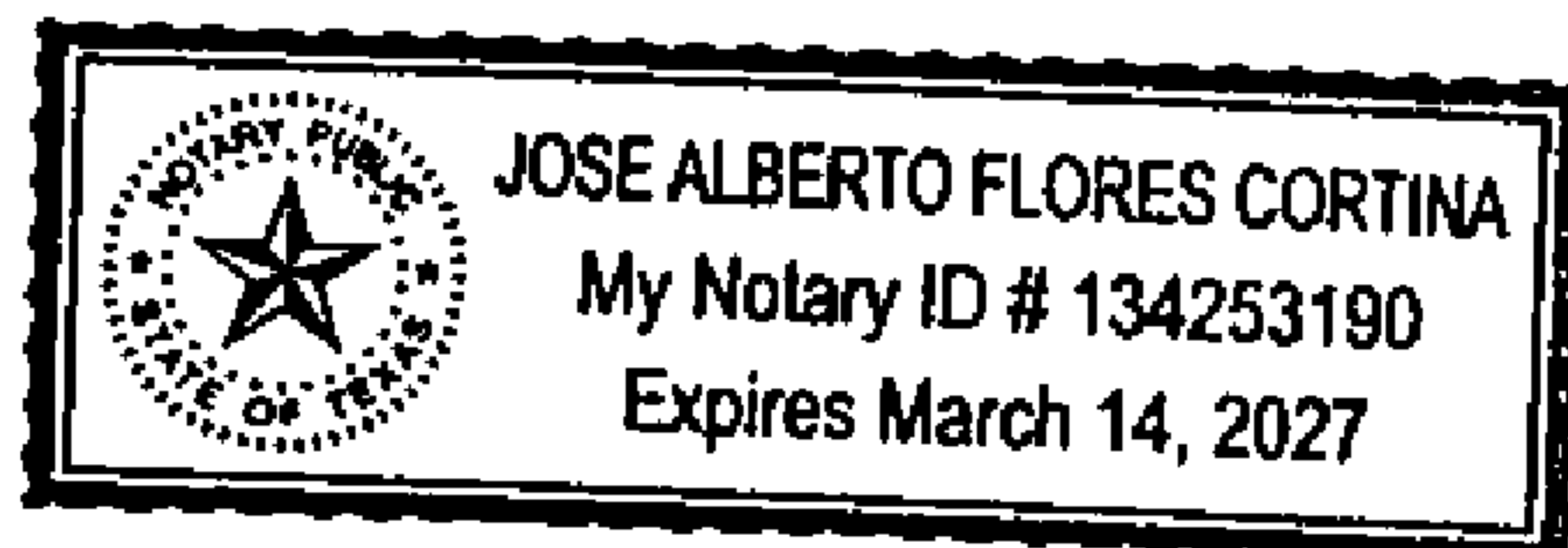
The foregoing instrument was acknowledged before me this 9th day of May, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of ARVM 5, LLC, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person 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: 03/14/2027



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, TX 78746

Grantee's Name ALTO Asset Company 5, LLC
 Mailing Address 5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Property Address See Attached Exhibit "A"

Date of Sale 7 / 28 / 2023
 Total Purchase Price \$ 1,656,268.19

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 7/28/2023

Print Lloyd E. Jones Jr. - Agent for Grantor/Grantee

☐ Unattested
 (verified by)

Sign Lloyd E. Jones Jr.
 (Grantor/Grantee/Owner/Agent) circle one

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 79, according to the survey of GRANDE VIEW GARDEN & TOWNHOMES, FIRST ADDITION, as recorded in Map Book 26, Page 16, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20210817000399750

COMMONLY KNOWN AS: 100 Sunflower Pl, Alabaster, AL 35007
PARCEL ID: 23-5-21-0-006-050.000
TITLE FILE NO: 8116500-1

TRACT 2:

Lot 40A, according to the Amended Map of Ammersee Lakes, Second Sector, as recorded in Map Book 36, Page 99, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210623000305710

COMMONLY KNOWN AS: 1017 Parkers Cv, Montevallo, AL 35115
PARCEL ID: 27-1-02-0-004-037.000
TITLE FILE NO: 8064942-1

TRACT 3:

Lot 41, according to the Map and Survey of Stratford Place, Phase III, as recorded in Map Book 13, Page 67, and a resurvey recorded in Map Book 13, Page 108 and Amended Map of the Resurvey of the Final Plat, Phase III, Stratford Place as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210423000202820

COMMONLY KNOWN AS: 115 Stratshire Ln, Pelham, AL 35124
PARCEL ID: 11-7-36-3-000-028.073
TITLE FILE NO: 7991906-1

Exhibit "A"
Legal Description(s)

TRACT 4:

Lot 148, according to the Survey of Kensington Place Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210804000377970

COMMONLY KNOWN AS: 1320 Kensington Blvd, Calera, AL 35040
PARCEL ID: 22-8-34-1-011-029.000
TITLE FILE NO: 8187503-1

TRACT 5:

Lot 66, according to the Survey of Navajo Hills Subdivision, Seventh Sector, as recorded in Map Book 7, Page 95, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210722000355170

COMMONLY KNOWN AS: 1513 Arrowhead Trl, Alabaster, AL 35007
PARCEL ID: 13-8-27-4-001-046.054
TITLE FILE NO: 8100004-1

TRACT 6:

Lot 21, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20210713000340660

COMMONLY KNOWN AS: 212 Falling Waters Way, Maylene, AL 35114
PARCEL ID: 23-2-09-0-010-021.000
TITLE FILE NO: 8148151-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (100 SUNFLOWER PL, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 26, Pages 16.
- (2) Articles of Incorporation of Grand View Estates Swim & Tennis Club recorded in Instrument 1997-19648, of the Probate Records of Shelby County, Alabama.
- (3) Articles of Incorporation of Grande View Estates Homeowners' Association, Inc. recorded in Instrument 1995-05890, of the Probate Records of Shelby County, Alabama.
- (4) Bylaws recorded in Instrument 1995-05891, of the Probate Records of Shelby County, Alabama.
- (5) Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Instrument 1995-05892, Official Records Instrument 1995-28543, Official Records Instrument No. 1995-28544, Official Records Instrument No. 1996-00339, Official Records Instrument No. 1996-29192, Official Records Instrument No. 1996-37928, Official Records Instrument No. 1996-37929, Official Records Instrument No. 1999-38603, and Official Records Instrument No. 2000-04501, of the Probate Records of Shelby County, Alabama.

AS TO TRACT 2 (1017 PARKERS CV, MONTEVALLO, AL 35115) ONLY:

- (1) All matters as referenced on the map/plat recorded 03/02/2006 in Plat Book 36, Page 99.
- (2) Easement to Bagley Properties, LLC recorded 03/26/2010 in Instrument No. 20100326000088050.
- (3) Declaration of Protective Covenants, Restrictions, Easements and Agreements recorded in Instrument No. 2001-29304; 20030929000655100; 20051031000564250; 20140915000288760; 20180405000114100; and 20180601000191890.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 3 (115 STRATSHIRE LN, PELHAM, AL 35124) ONLY:

- (1) All matters as referenced on the map/plat recorded 05/02/1989 in Plat Book 13, Page 67, and Resurvey of the Final Plat recorded 09/05/1989 in Plat Book 13, Page 108 and Amended Map of the Resurvey of the Final Plat Map recorded 04/25/1990 in Plat Book 14 Page 38.
- (2) Easement recorded 03/17/1989 in Book 230, Page 771.
- (3) Easement and Restrictive Covenants to Alabama Power Company recorded 07/05/1990 in Book 298, Page 886.
- (4) Declaration of Protective Covenants of Phase III Stratford Place recorded 08/22/1989 in Book 252, Page 269.

AS TO TRACT 4 (1320 KENSINGTON BLVD, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map/plat dated 11/09/2011 and recorded in Plat Book 42, Page 117.
- (2) Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision to Alabama Power Company recorded 11/08/2007 in Instrument No. 20071108000516320.
- (3) Declaration of Covenants, Conditions, and Restrictions for Kensington Place, a Residential Subdivision recorded 12/27/2006 in Instrument No. 20061227000626700.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 5 (1513 ARROWHEAD TRL, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map/plat recorded 09/27/1978 in Plat Book 7, Page 95.
- (2) Right-of-Way Easement to South Central Bell recorded 02/12/1980 in Book 324, Page 851.
- (3) Transmission Line Permit to South Central Bell recorded 11/21/1978 in Book 316, Page 345.
- (4) Restrictions for Seventh Sector - Navajo Hills recorded 08/17/1979 in Book 32, Page 221.
- (5) Mineral Deed recorded in Book 121, Page 294.

AS TO TRACT 6 (212 FALLING WATERS WAY, MAYLENE, AL 35114) ONLY:

- (1) All matters as referenced on the map/plat dated 09/26/2006 and recorded in Plat Book 38, Page 3.
- (2) Declaration of Protective Covenants for Cross Creek Subdivision recorded 01/18/2007 in Instrument No. 20070118000027360.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2023 01:38:22 PM
\$47.00 JOANN
20230804000236160

Allen S. Bayl