

This document prepared by:

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**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 |) | <u>Send Tax Notice to</u> |
| |) | VINEBROOK HOMES BORROWER 1, LLC |
| COUNTY OF <u>SHELBY</u> |) | 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

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 "Grantor"), in hand paid by

VINEBROOK HOMES BORROWER 1, LLC, a Delaware limited 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 December 6, 2023.

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

GRANTOR:

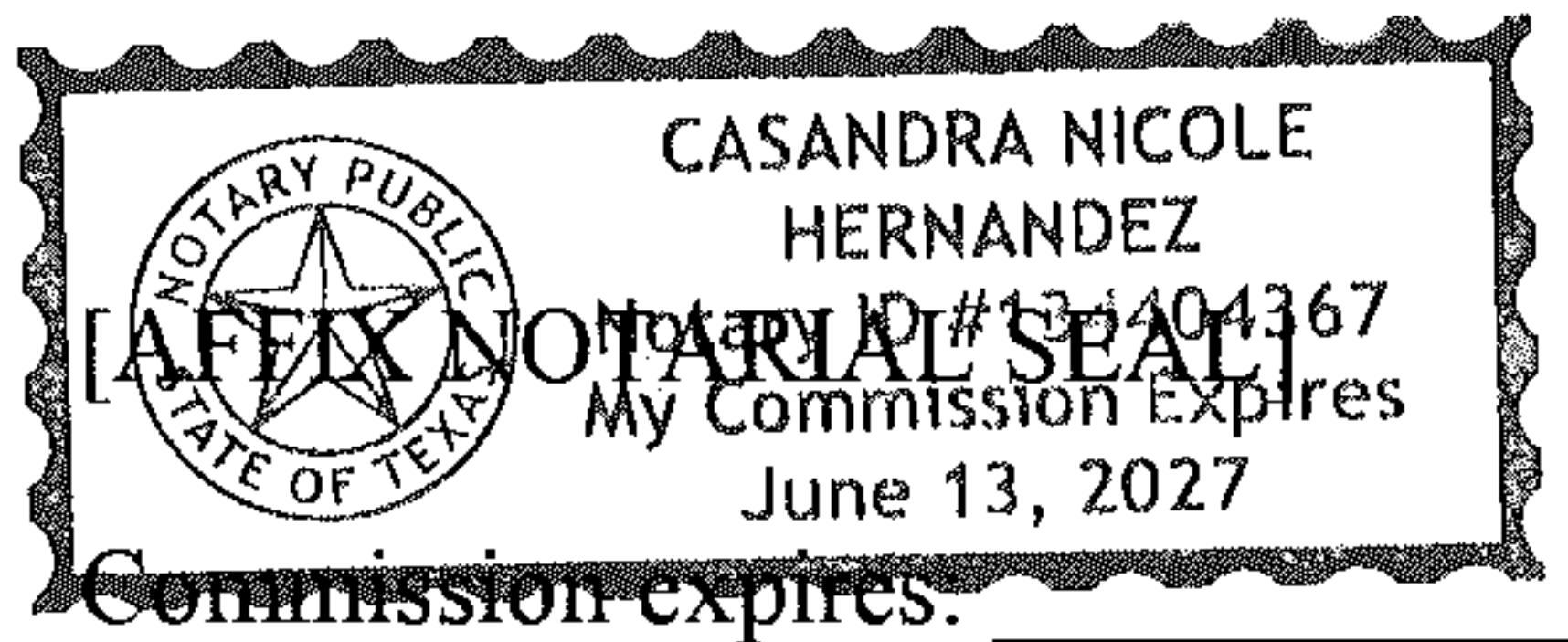
VB SIX, LLC,
a Delaware limited liability company

By: 
Name: Brian Mitts
Title: Authorized Representative

STATE OF TEXAS)
) SS
COUNTY OF Dallas)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Brian Mitts, as Authorized Representative, of **VB SIX, 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 the instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and Notarial Seal this the 28 day of November, 2023.




Notary Public

EXHIBIT “A”

PROPERTY SCHEDULE

| Count | File Number | Address | City | State | Zip | County |
|-------|--------------|--------------------------|-----------|-------|-------|--------|
| 1 | 875678-VB-23 | 11 MONTE TIERRA TRL | ALABASTER | AL | 35007 | SHELBY |
| 2 | 875798-VB-23 | 117 CAMBRIDGE POINTE CIR | ALABASTER | AL | 35007 | SHELBY |
| 3 | 875609-VB-23 | 335 IVY HILLS CIR | CALERA | AL | 35040 | SHELBY |
| 4 | 875455-VB-23 | 373 SUMMERCHASE DR | CALERA | AL | 35040 | SHELBY |
| 5 | 875280-VB-23 | 446 MARSH CIR | CALERA | AL | 35040 | SHELBY |

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 11 MONTE TIERRA TRL, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 875678-VB-23

TAX PARCEL ID/APN: 23-7-35-0-002-031.000

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT: LOT 11, ACCORDING TO THE SURVEY OF MONTE TIERRA SUBDIVISION AS RECORDED IN MAP BOOK 5, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 117 CAMBRIDGE POINTE CIR, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 875798-VB-23

TAX PARCEL ID/APN: 23 2 10 1 006 030.000

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND DESCRIBED AS FOLLOWS: LOT 30, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, FIRST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-3

STREET ADDRESS: 335 IVY HILLS CIR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 875609-VB-23

TAX PARCEL ID/APN: 28 6 23 0 000 084.000

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT: LOT 33 ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE II, (BEING A RESURVEY OF PORTIONS OF LOTS 22-32 TRACT FIFTY-ONE SUBDIVISION, PARCEL "B" AS RECORDED IN MAP BOOK 11, PAGE 26), AS RECORDED IN MAP BOOK 36, PAGE 6-A AND DOCUMENT NO. 20051027000561200, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-4

STREET ADDRESS: 373 SUMMERCHASE DR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 875455-VB-23

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

SITUATED IN SHELBY COUNTY, STATE OF ALABAMA: 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: 875280-VB-23

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 INTEREST 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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/08/2023 03:07:08 PM
 \$1166.00 PAYGE
 20231208000354930

Alvin S. Byrd

Real Estate Sales Validation Form

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

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

Grantee's Name VINEBROOK HOMES BORROWER 1, LLC
 Mailing Address 3500 Park Center Dr., Suite 100
Dayton, OH 45414

Property Address SEE ATTACH EXHIBIT A

Date of Sale 12/6/2023
 Total Purchase Price \$
 or
 Actual Value \$ 1,114,000.00
 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 11/28/23

Print Brian Mitts, Authorized Representative

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1