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DEEDS 1/6

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 9th day of January, 2024, is made and entered into by and between **JEFF 1, LLC**, whose forward mailing address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantor"), and **CBAR ASSET COMPANY 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 4th day of January, 2024.

GRANTOR:

JEFF 1, LLC

By:

By: Main Street Renewal LLC

Its: Authorized Signor

Name: Jay Eckert

Title: Authorized Signer

STATE OF TEXAS

§

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me this 4th day of January, 2024, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of JEFF 1, LLC, who \boxtimes is personally known to me, or \square has produced \underline{TX} Driver's License, as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

ANGELITA LUCY ESQUIVEL
Notary ID #130069174
My Commission Expires
February 13, 2027

Notary Public

Commission Expires: 02/13/2027

Exhibit "A" Legal Description(s)

TRACT 1:

Lot 8 according to the Survey of Valley Cove, Garden Homes as recorded in Map Book 22, Page 89, Shelby County, Alabama, Records.

SOURCE OF TITLE: Instrument No. 20230424000119280

COMMONLY KNOWN AS: 105 King Valley St, Pelham, AL 35124

PARCEL ID: 13-6-23-1-002-023.008

TITLE FILE NO: 8121301-3

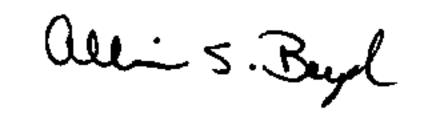
Exhibit "B" Permitted Exception(s)

AS TO TRACT 1 (105 KING VALLEY ST, PELHAM, AL 35124) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 22, Page 89, Shelby County, Alabama, Records.
- (2) Right of way granted to Alabama Power Company recorded in Book 247, Page 891.
- (3) Easement to the City of Pelham recorded 03/04/1994 in Instrument No. 1994-7090 and Book 344, Page 360.
- (5) Covenant for Storm Water Run Off Control recorded 07/11/1997 in Instrument No. 1997-21813.
- (6) Declaration of Protective Covenants for Valley Cove, recorded 05/14/1997 in Instrument No. 1997-15097.



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 01/10/2024 01:10:39 PM \$283.00 JOANN 20240110000008780



Real Estate Sales Validation Form

	Document must be filed in accol		
Grantor's Name Mailing Address	JEFF 1, LLC		CBAR ASSET COMPANY LLC
	5001 PLAZA ON THE LAKE SUITE 200	. Mailing Address	5001 PLAZA ON THE LAKE SUITE 200
	AUSTIN TEXAS 78746	•	AUSTIN TEXAS 78746
Property Address	105 King Valley St,	Date of Sale	1/9/2024
	Pelham, AL 35124	Total Purchase Price	\$ 245,641.87
		or	
		Actual Value	\$
		or Assessor's Market Value	\$
The purchase price	a or actual value claimed on t	this form can be verified in th	oo following documentary
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 Stater	nent		
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 1/9/2024		Print MIKE KRIVOSKI: AGEN	T FOR GRANTOR/GRANTEE
Unattested		Sign Mike Krivoski	
	(verified by)	(Grantor/Grante	e/Owner Agent) circle one Form RT-1