
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: Main Street Renewal LLC

Its: Authorized Signor

By: 

Name: Jay Eckert

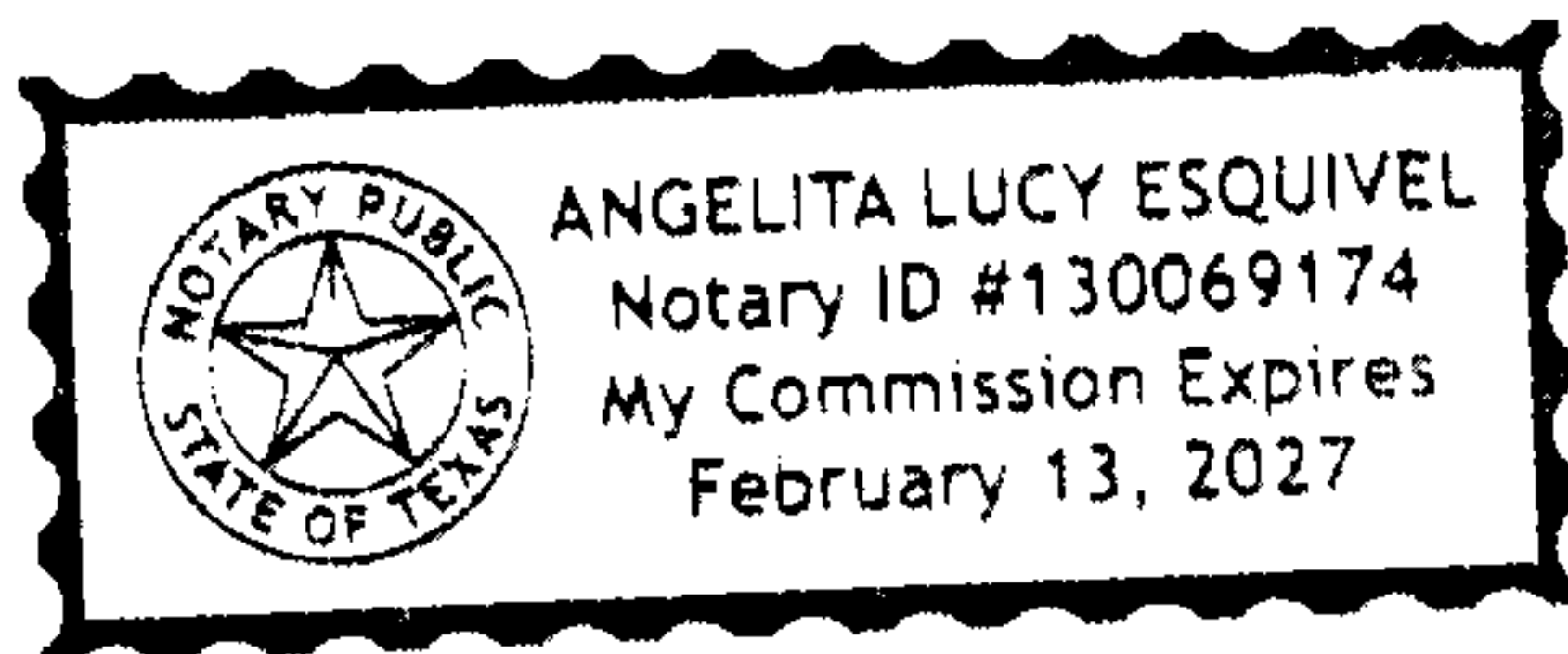
Title: Authorized Signer

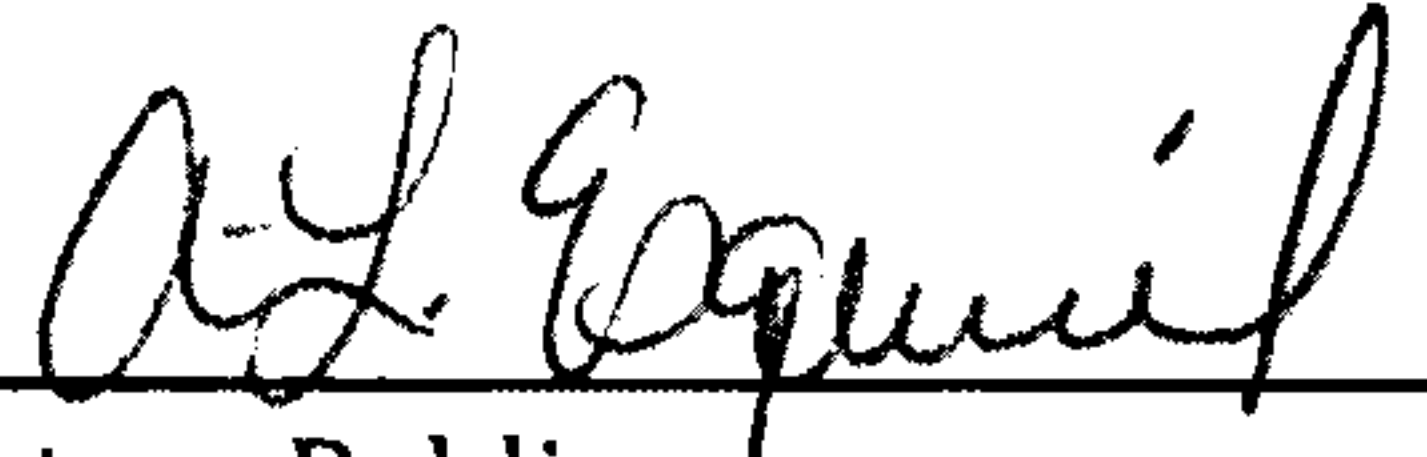
STATE OF TEXAS §

COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 4th day of January, 2024, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of JEFF 1, LLC, who ☒ is personally known to me, or ☐ has produced 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:




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.

Allen S. Bayl

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

Date of Sale	1/9/2024
Total Purchase Price	\$ 245,641.87
or	
Actual Value	\$
or	
Assessor's Market Value	\$

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.