
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 1st day of May, 2024, 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 25th day of April, 2024.

GRANTOR:

VM MASTER ISSUER, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: [Signature]

Name: Jay Eckert

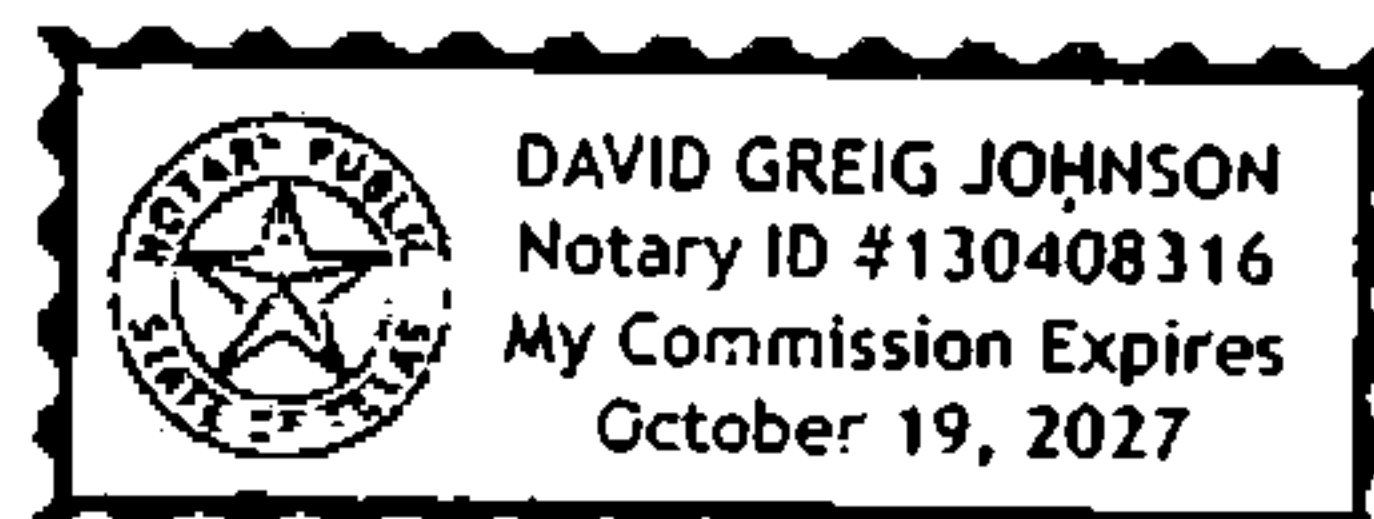
Title: Authorized Signer

STATE OF TEXAS §

COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 25th day of April, 2024, 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 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:



[Signature]
Notary Public

Commission Expires: 10/19/2027

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 131, according to the final plat of Camden Cove West Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

COMMONLY KNOWN AS: 200 Addison Dr, Calera, AL 35040
PARCEL ID: 28-4-17-1-004-057.000
TITLE FILE NO: 8268463-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (200 ADDISON DR, CALERA, AL 35040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 39, Page 131.
- (2) Articles of Incorporation of Camden Cove Residential Association, Inc. recorded 10/27/1999 in Instrument No. 1999-44267; recorded 09/08/2004 in Instrument No. 20040908000499580; Map Book 34, Page 15 recorded 07/08/2005 in Instrument No. 20050708000342350; Map Book 33, Page 143 recorded 07/08/2005 in Instrument No. 20050708000342360 and recorded 04/02/2008 in Instrument No. 20080402000132950.

