

This document prepared by:

Emily K. Caldwell, Esq.
Maynard Nexsen, PC
1901 Sixth Avenue North, Suite 1700
Birmingham, AL 35203

**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>
	)	VB TEN, 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 ONE, 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

VB TEN, 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.

**\$ 165,600.00 OF THE CONSIDERATION WAS DERIVED FROM THE
MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

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.

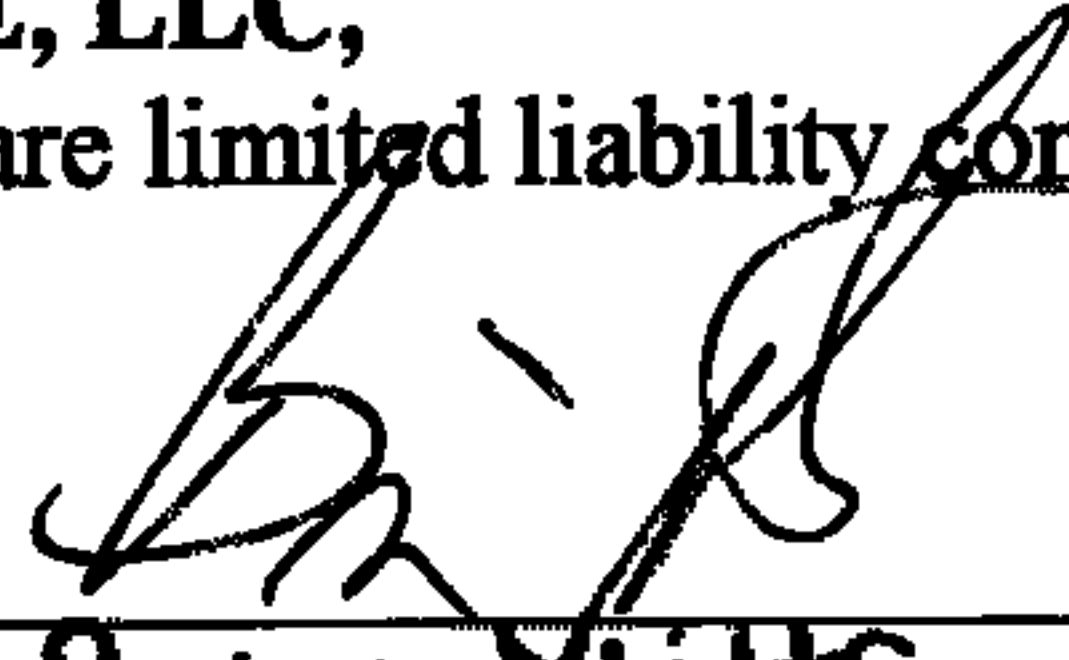
TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of AUGUST 22, 2024.

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

GRANTOR:

VB ONE, LLC,
a Delaware limited liability company

By: 

Name: Brian Mitts

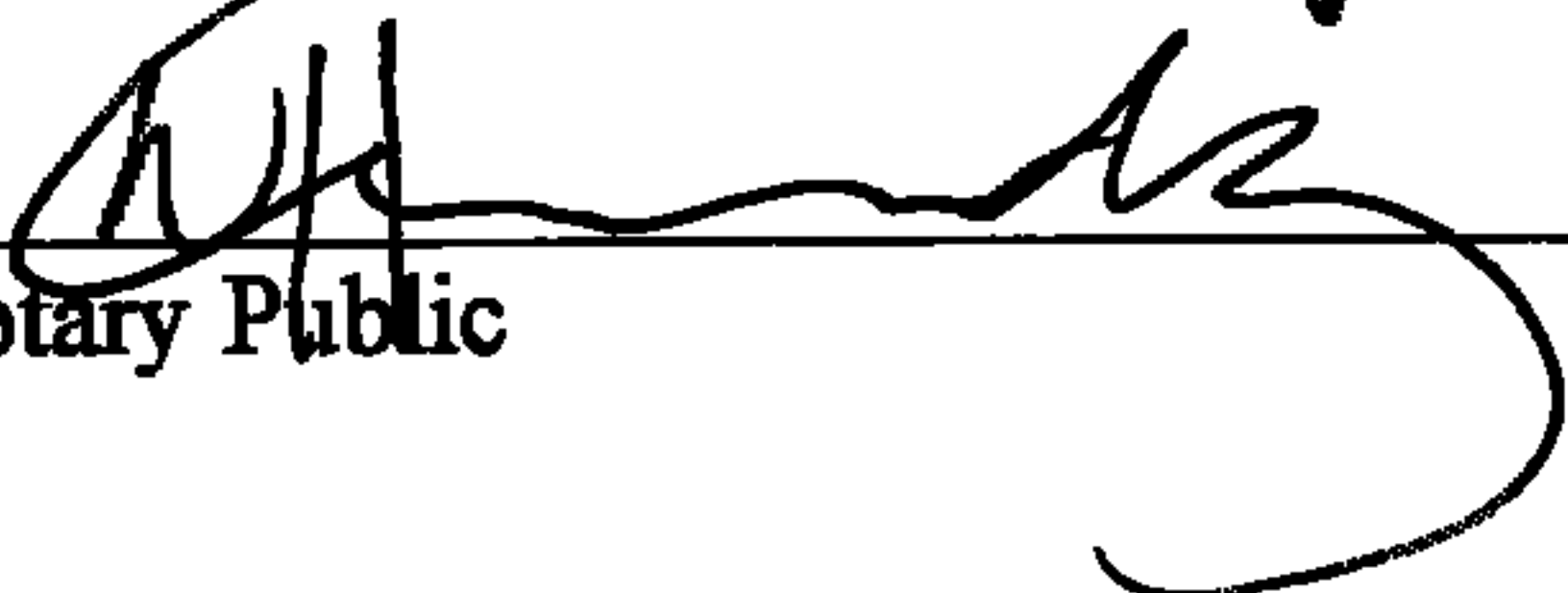
Title: Authorized Signatory

STATE OF TEXAS)

COUNTY OF Dallas) SS

I, the undersigned Notary Public in and for said County in said State, hereby certify that Brian Mitts, as Authorized Signatory, of VB ONE, 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 Signatory 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 8 day of August, 2024.


Notary Public

[AFFIX NOTARIAL SEAL]

Commission expires: _____

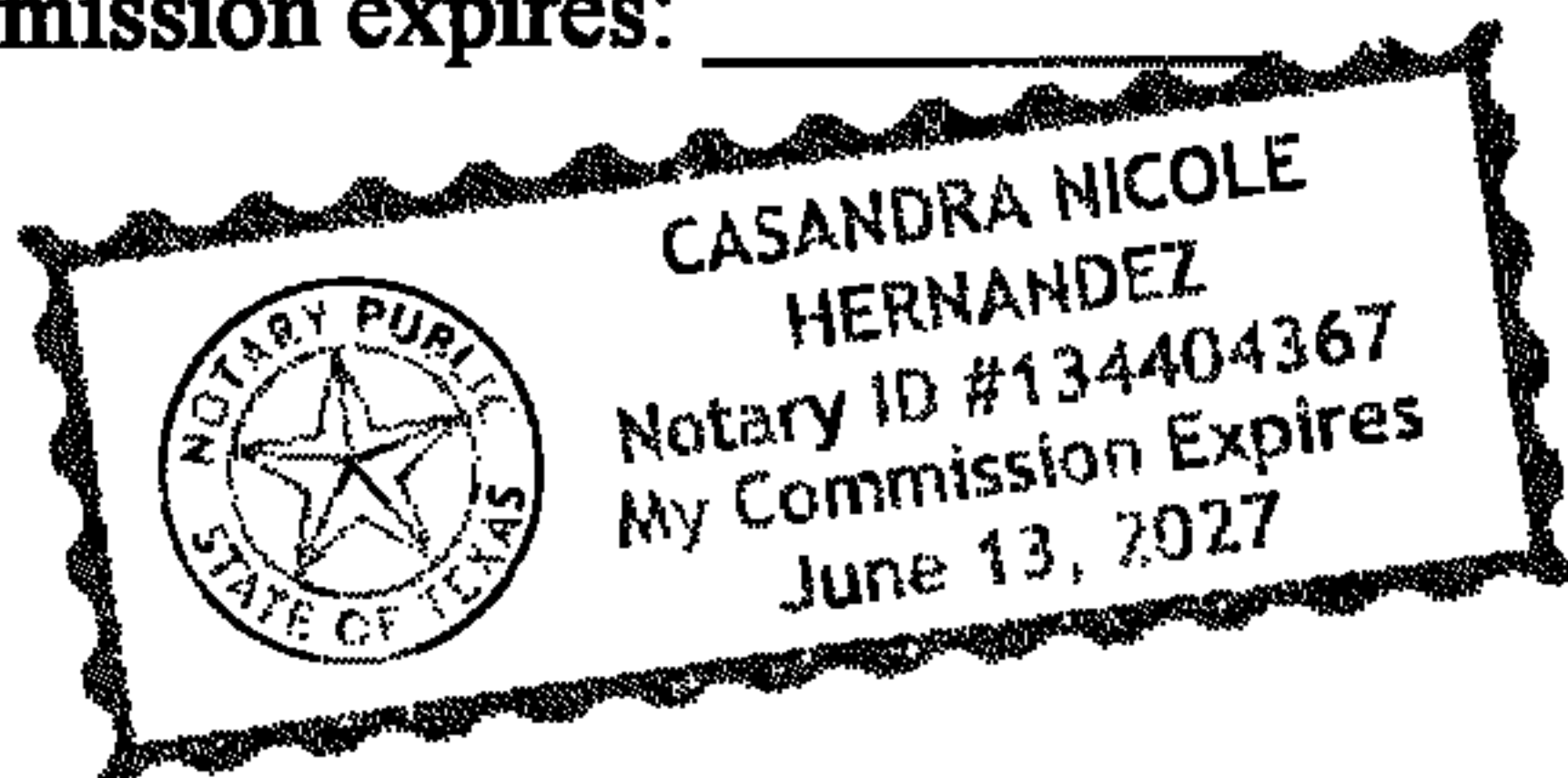


EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	659250-V24-2	1809 MOHAWK DR	ALABASTER	AL	35007	SHELBY

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1809 MOHAWK DR, ALABASTER, AL 35007

COUNTY: SHELBY

CLIENT CODE: 659250-V24-2

TAX PARCEL ID/APN: 13 8 34 3 001 046.000

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS: LOT 2, ACCORDING TO THE MAP OF SURVEY OF NAVAJO PINES SUBDIVISION, AS RECORDED IN MAP BOOK 5 PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA. PARCEL ID: 13-8-34-3-001-046.000 PROPERTY ADDRESS: 1809 MOHAWK DRIVE, ALABASTER, AL 350007.

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 ONE, LLC
 Mailing Address 3500 Park Center Dr., Suite 100
Dayton, OH 45414

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

Property Address 1809 MOHAWK DR, ALBASTER,
AL, 35007

Date of Sale AUGUST 22, 2024

Total Purchase Price \$ _____

or

Actual Value \$ 230,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☐ Closing Statement

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 8/18/24

Print Brian Witts, Authorized Signatory

Filed and Recorded
 Official Public Records
 Attested by Judge of Probate, Shelby County Alabama, County

Sign _____
 (Grantor/Grantee/Owner/Agent) circle one

Clerk (verified by)
 Shelby County, AL
 09/04/2024 08:22:45 AM
 \$110.50 JOANN
 20240904000274130

Form RT-1



Allen S. Beal