

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: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 30th day of October, 2024, is made and entered into by and between **ALTO ASSET COMPANY 2, LLC, formerly known as SRMZ 4 ASSET COMPANY 2, LLC, as shown on Amended and Restated Certification of Formation of SRMZ 4 ASSET COMPANY 2, LLC attached hereto as Exhibit C**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701 ("Grantor")*, and **Montpelier Assets, LLC**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701 ("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.

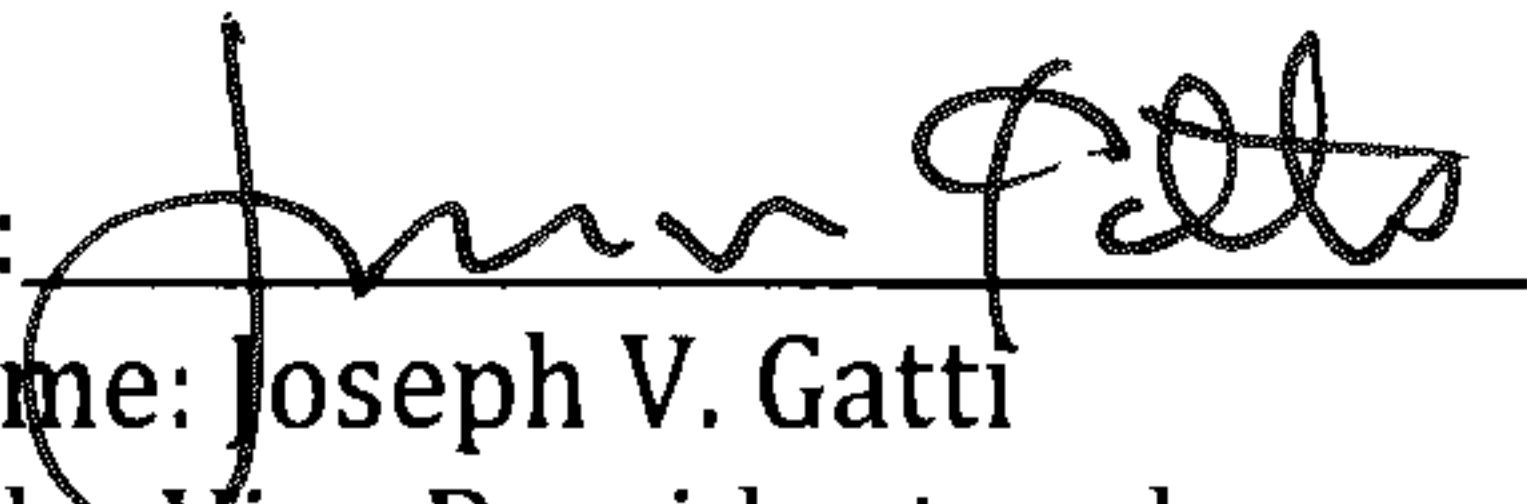
GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 22 day of October, 2024.

GRANTOR:

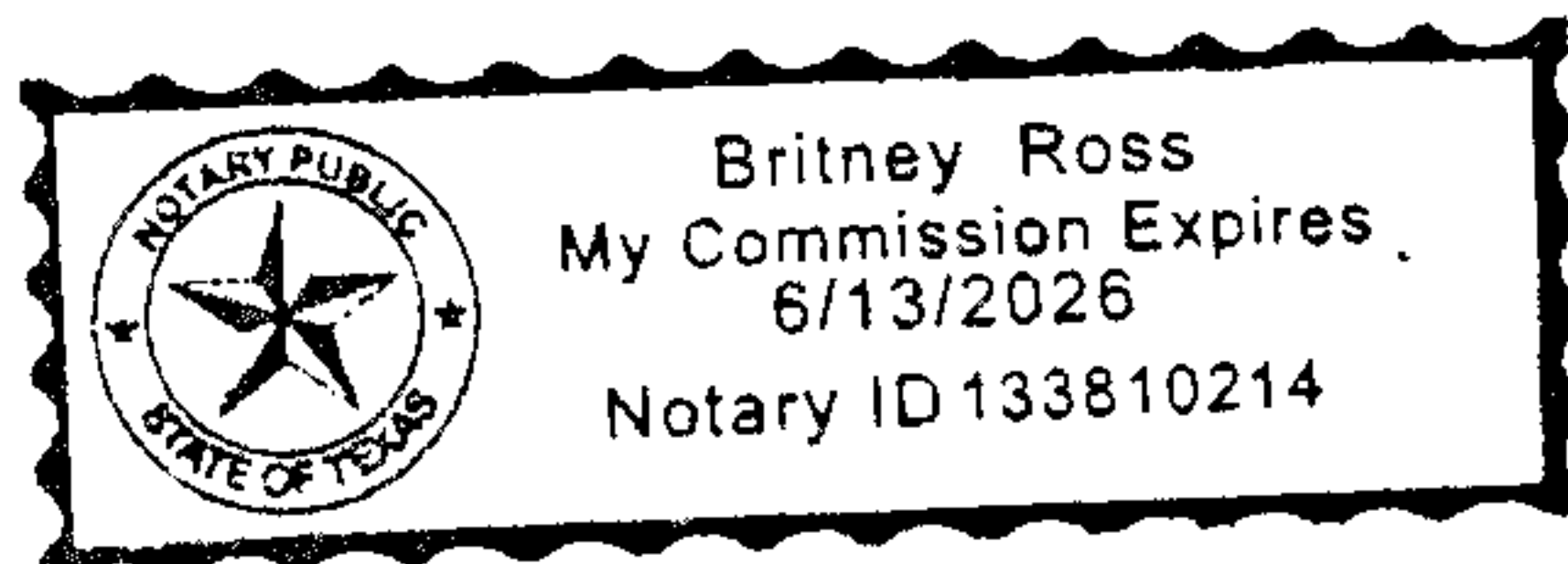
**ALTO ASSET COMPANY 2,
LLC, a Delaware limited
liability company**

By: 
Name: Joseph V. Gatti
Title: Vice President and
Secretary

STATE OF Texas §
COUNTY OF Travis §

The foregoing instrument was acknowledged before me this 22 day of October, 2024, by Joseph V. Gatti, as Vice President and Secretary of ALTO ASSET COMPANY 2, LLC, a Delaware limited liability company, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:




Notary Public

Commission Expires: 6/13/26

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 69, according to the survey of REVISED MEADOWS, PLAT 2, as recorded at Map Book 20, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20200317000105310

COMMONLY KNOWN AS: 269 Jasmine Dr, Alabaster, AL 35007
PARCEL ID: 23-05-15-0-004-069.000
TITLE FILE NO: 5786734-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1(269 JASMINE DR, ALABASTER, AL 35007) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 20, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 1995-18312, in the Office of the Judge of Probate of Shelby County, Alabama.

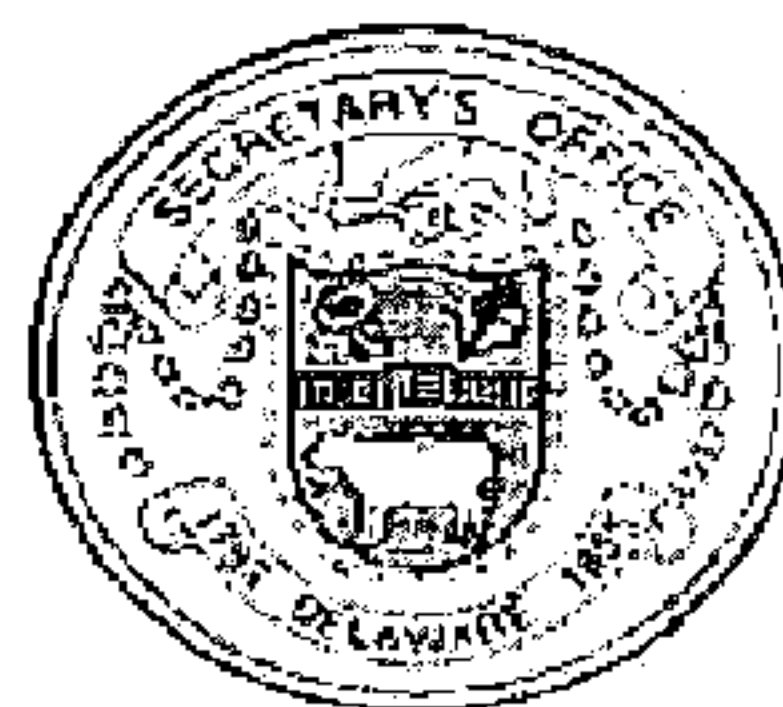
Exhibit "A"

Delaware

The First State

Page 1

*I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE RESTATED CERTIFICATE OF "SRMZ 4 ASSET COMPANY 2,
LLC", CHANGING ITS NAME FROM "SRMZ 4 ASSET COMPANY 2, LLC" TO
"ALTO ASSET COMPANY 2, LLC", FILED IN THIS OFFICE ON THE
ELEVENTH DAY OF FEBRUARY, A.D. 2020, AT 5:55 O`CLOCK P.M.*




Jeffrey W. Bullock, Secretary of State

7675528 8100
SR# 20201012414

Authentication: 202370206
Date: 02-12-20

You may verify this certificate online at corp.delaware.gov/authver.shtml

EXHIBIT "C"

AMENDED AND RESTATED CERTIFICATE OF FORMATION
OF
SRMZ 4 ASSET COMPANY 2, LLC

This Amended and Restated Certificate of Formation of SRMZ 4 Asset Company 2, LLC (the "LLC"), dated as of February 11, 2020, has been duly executed and is being filed by the undersigned, as an authorized person, in accordance with the provisions of 6 Del. C. §18-208, to amend and restate the original Certificate of Formation of the LLC, which was filed on October 28, 2019, with the Secretary of State of the State of Delaware (the "Certificate").

The Certificate is hereby amended and restated in its entirety to read as follows:

1. The name of the limited liability company is:

ALTO Asset Company 2, LLC

2. The address of the registered office of the LLC in the State of Delaware is 1675 S. State St., Ste. B, Dover, Delaware 19901. The name of the registered agent of the LLC at such address is Capitol Services, Inc.

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Certificate of Formation as of the date first-above written.

By: /s/ Mary Grace De Asis
Mary Grace De Asis
Authorized Person



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2020 03:18:33 PM
\$28.00 CHARITY
20200317000105310

Allen S. Bayl

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name ALTO ASSET COMPANY 2, LLC, fka SRMZ 4 ASSET
 Mailing Address COMPANY 2, LLC
401 CONGRESS AVENUE - 33RD FLOOR
AUSTIN TEXAS 78701

Grantee's Name Montpelier Assets, LLC
 Mailing Address 401 CONGRESS AVENUE - 33RD FLOOR
AUSTIN TEXAS 78701

Property Address 269 Jasmine Dr, Alabaster, AL 35007

Date of Sale 10/30/2024

Total Purchase Price \$ 244,928.54

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/04/2024 08:18:03 AM

\$288.00 JOANN

20241104000342040



Allen S. Boyd

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 10/30/2024

Print MIKE KRIVOSKI

☐ Unattested

Sign Mike Krivoski

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1