

Recordation Requested By/Return to:

OS NATIONAL
STACY MARTIN
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. OMEGA-ASC

Send Tax Notices to:

ASC CAPITAL IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY
3545 LORNA RIDGE DRIVE
HOOVER, AL 35243

This Instrument Prepared By:

THOMAS H. CLAUNCH III AL Bar No. 1402H38C
o/b/o BC LAW FIRM, P.A.
9164 EASTCHASE PARKWAY 209
MONTGOMERY, AL 36117

-Above this line reserved for official use only-

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS SPECIAL WARRANTY DEED executed this 31ST day of JANUARY, 20²⁵, for and in CONSIDERATION OF **Ten and 00/100 Dollars (\$10.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **ASC CAPITAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 3545 LORNA RIDGE DRIVE, HOOVER, AL 35243 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **ASC CAPITAL IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 3545 LORNA RIDGE DRIVE, HOOVER, AL 35243 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

Executed on this 14TH day of NOVEMBER, 20 24.

ASC CAPITAL II, LLC,
a Delaware limited liability company

By: 

Name: Lewis W. Cummings, III

Title: Managing Member

STATE OF Alabama
COUNTY OF Shelby } SS.

I, Danielle Bowling, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Lewis W. Cummings, III, whose name as Managing Member (title) of **ASC CAPITAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, a corporation/ limited liability company/national association/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 above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **ASC CAPITAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 14 day of November, 20 24.



Notary Public

My commission expires: 9/2/26

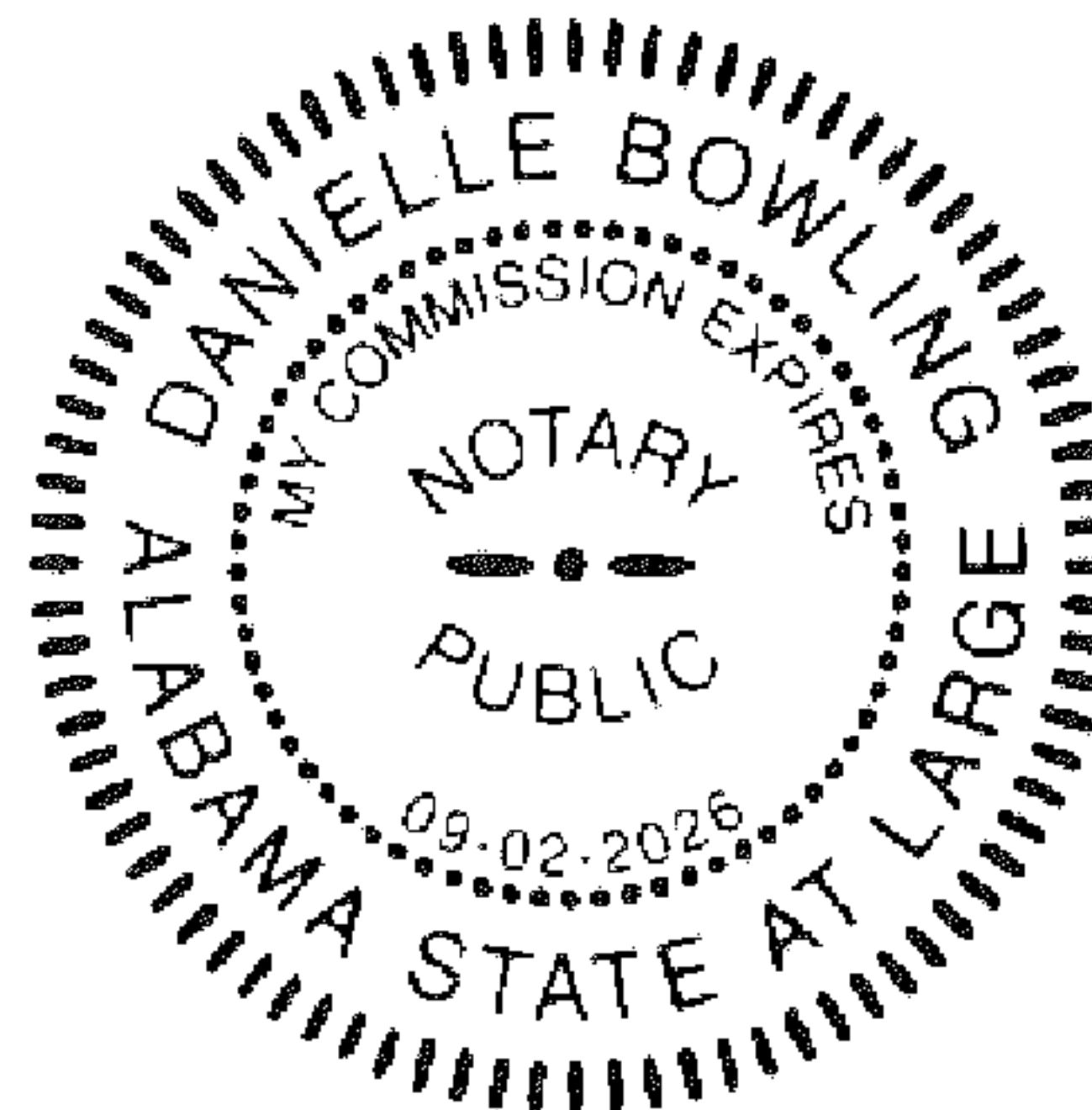


Exhibit A:

Address: 1101 Hillsboro Lane, Helena, AL 35080-3718
Parcel Identification Number: 13 8 28 1 001 024.039
Client Code: OMEGA-ASC-12

LOT 12-A, BLOCK 3, OF A RE-SURVEY OF LOTS 7 THROUGH 12, BLOCK 3, OF A RE-SURVEY OF BRECKENRIDGE PARK, AS RECORDED IN MAP BOOK 11, PAGE 6, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160106000004950 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 112 Canyon Place, Pelham, AL 35124-4806
Parcel Identification Number: 13 6 13 2 004 043.000
Client Code: OMEGA-ASC-13

LOT 43, ACCORDING TO THE SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19, PAGE 19, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160106000004950 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 118 Shine Drive, Pelham, AL 35124-1513
Parcel Identification Number: 13 1 02 1 000 018.015
Client Code: OMEGA-ASC-14

LOT 35, ACCORDING TO THE AMENDED MAP OF FINAL PLAT, WYNFIELD PARC, PHASE ONE AS RECORDED IN MAP BOOK 27, PAGE 51, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160106000004950 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 128 Cattail Lane, Calera, AL 35040-3316
Parcel Identification Number: 35 1 11 0 005 049.000
Client Code: OMEGA-ASC-15

LOT 50, ACCORDING TO THE FINAL PLAT OF SHILOH CREEK SECTOR ONE, PLAT ONE AS RECORDED IN MAP BOOK 38, PAGE 54, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160106000004950 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 141 Mayfair Lane, Calera, AL 35040-5611
Parcel Identification Number: 28 5 16 2 006 012.000
Client Code: OMEGA-ASC-16

LOT 204, ACCORDING TO THE AMENDED SURVEY OF AMENDED MAP OF FINAL PLAT OF CAMDEN COVE, SECTOR 6, AS RECORDED IN MAP BOOK 30, PAGE 54, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160106000004950 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 200 Rocky Ridge Drive, Helena, AL 35080-3767
Parcel Identification Number: 13 8 28 1 005 053.000
Client Code: OMEGA-ASC-17

LOT 53, ACCORDING TO THE MAP AND SURVEY OF ROCKY RIDGE PHASE 2, AS RECORDED IN MAP BOOK 27, PAGE 16, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160106000004950 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 2158 Village Lane, Calera, AL 35040-5618
Parcel Identification Number: 22 7 35 1 004 023.000
Client Code: OMEGA-ASC-18

LOT 288-A, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 5, PHASE 3, AS RECORDED IN MAP BOOK 37, PAGE 65, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160106000004950 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 704 Cahaba Manor Drive, Pelham, AL 35124-1556
Parcel Identification Number: 13 1 12 2 003 038.000
Client Code: OMEGA-ASC-19

LOT 90 AND THE NORTHERLY 0.2 FEET OF LOT 91, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWNHOMES, AS RECORDED IN MAP BOOK 6, PAGES 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160106000004950 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 721 3rd St NE, Alabaster, AL 35007-8943
Parcel Identification Number: 13 7 36 3 002 002.000
Client Code: OMEGA-ASC-20

LOT 2, ACCORDING TO THE SURVEY OF WHITESTONE TOWNHOMES, PHASE ONE, AS CORRECTED AND RERECORDED IN MAP BOOK 20, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20160106000004950 OF THE SHELBY COUNTY, ALABAMA RECORDS.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2025 01:01:52 PM
 \$1551.00 BRITTANI
 20250211000041870

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name ASC CAPITAL II, LLC
 Mailing Address 3545 Lorna Ridge Drive
Hoover, AL 35216

Grantee's Name ASC CAPITAL IV LLC
 Mailing Address 3545 Lorna Ridge Drive
Hoover, AL 35216

Property Address 721 3rd St NE; 704 Cahaba Manor Dr;
2158 Village Ln; 200 Rocky Ridge Dr;
141 Mayfair Ln; 128 Cattail Ln; 118
Shine Dr; 112 Canyon Pl; 1101 Hillsboro Ln

Date of Sale 1/31/2025
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 1,516,510

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 tax assessor

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 1/31/2025

Print CATHY HARRIS/AGENT

Unattested

Sign Cathy Harris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1