

20180315000084630  
03/15/2018 09:57:23 AM  
DEEDS 1/2

Send tax notice to: Cerberus SFR Holdings, L.P., c/o FirstKey Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, GA 30067

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL. 35243

### WARRANTY DEED

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Forty-One Thousand dollars and no/100 (\$141,000.00) dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**E21, LLC, whose mailing address is:**

4000 SOUTHWEST PARK, SUITE 200 HOVER AL 35244

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Cerberus SFR Holdings, L.P., whose mailing address is: c/o FirstKey Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, GA 30067**

(herein referred to as grantee), the following described real property situated in Shelby County, Alabama, the address of which is: 104 Summerchase Parkway, Calera, AL 35040 to-wit:

**Lot 2, according to the Survey of Summerchase, Phase I, as recorded in Map Book 23, Page 7, in the Office of the Judge of Probate of Shelby County Alabama.**

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF E21, LLC by Charles Sparks it's managing member has hereunto set his hand(s) and seal(s) this 14<sup>th</sup> day of March, 2018.

E21, LLC

By:

Charles Sparks, Managing Member

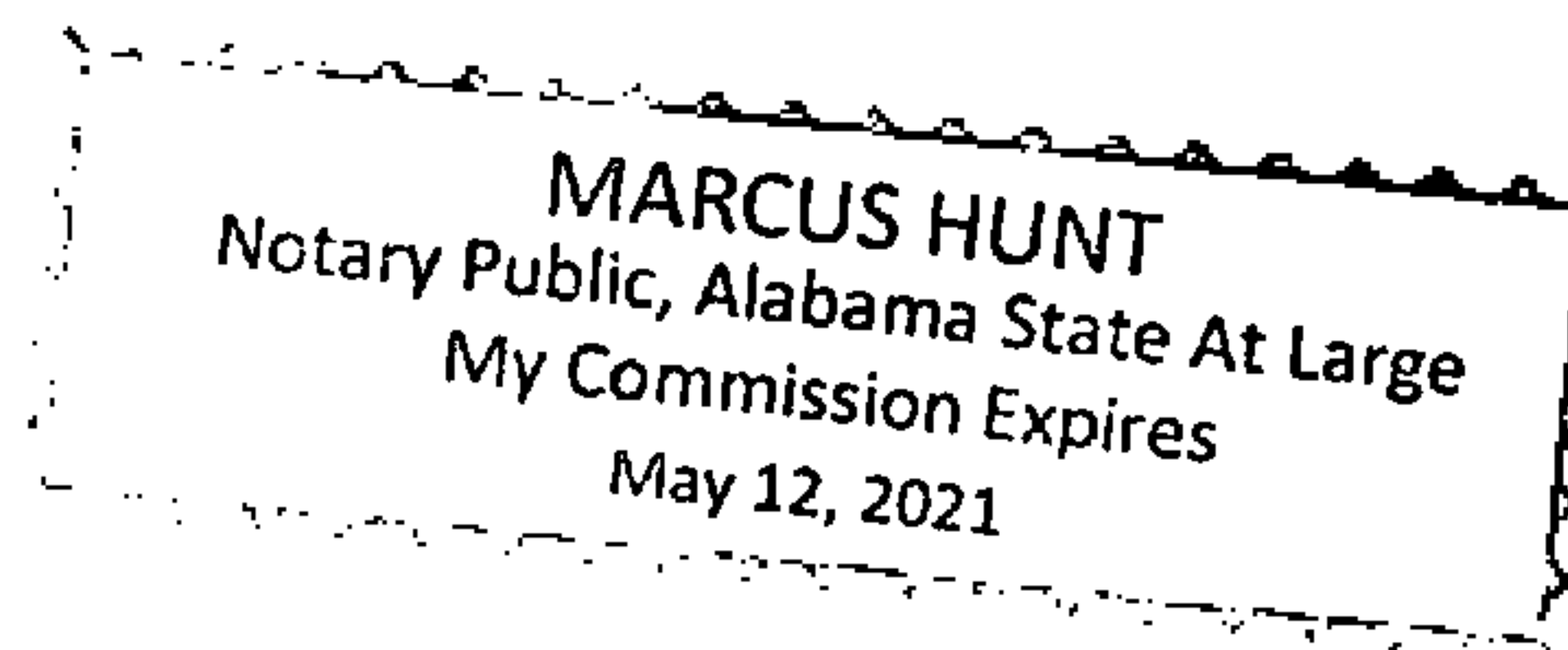
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Sparks as Managing Member of E21, LLC, is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they, in their capacity as such officer and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said limited liability company.

Given under my hand and official seal on 14<sup>th</sup> day of March, 2018.

Notary Public

My Commission Expires: 5/12/21



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/15/2018 09:57:23 AM  
\$159.00 CHERRY  
20180315000084630

A handwritten signature, likely of the County Clerk James W. Fuhrmeister, written in ink.