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02/14/2020 12:37:56 PM
DEEDS 1/3

This Instrument Prepared By:
Spaeth & Doyle, LLP
Kyle England, Esq. Bar ID No. 5936-N87Z
3141 Walnut Street Suite 101
Denver, CO 80205
303-854-9718

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Nine Thousand Nine Hundred And No/100 DOLLARS (\$209,900.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Jeffery A. Riddle and Michele L. Riddle, as joint tenants with right to survivorship** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Cerberus SFR Holdings III, L.P., a Delaware limited partnership** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 19, ACCORDING TO THE SURVEY OR CHESSER RESERVE, PHASE II, AS RECORDED IN MAP BOOK 46, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 0908270008019000

For information purposes only: 261 Chesser Reserve Dr, Chelsea, AL 35043

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTORS do covenant with the said GRANTEE, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 12 day of February, 2020.

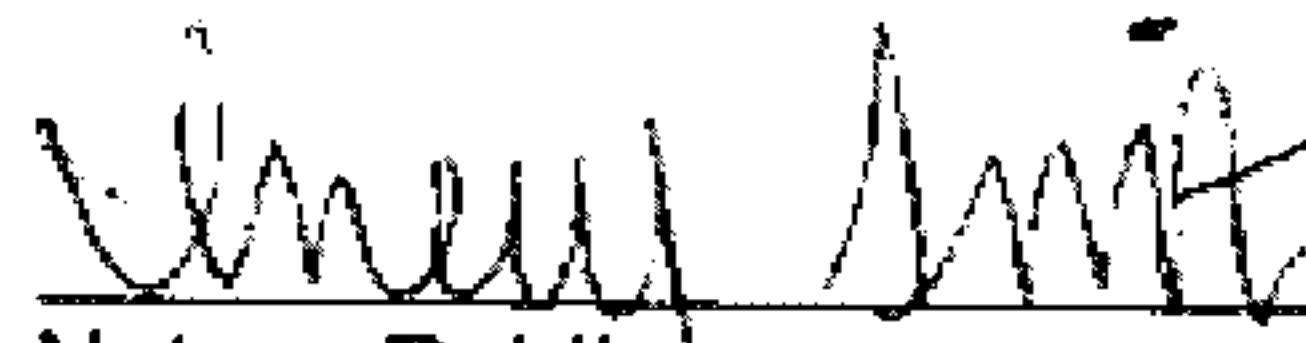

Jeffery A. Riddle


Michele L. Riddle

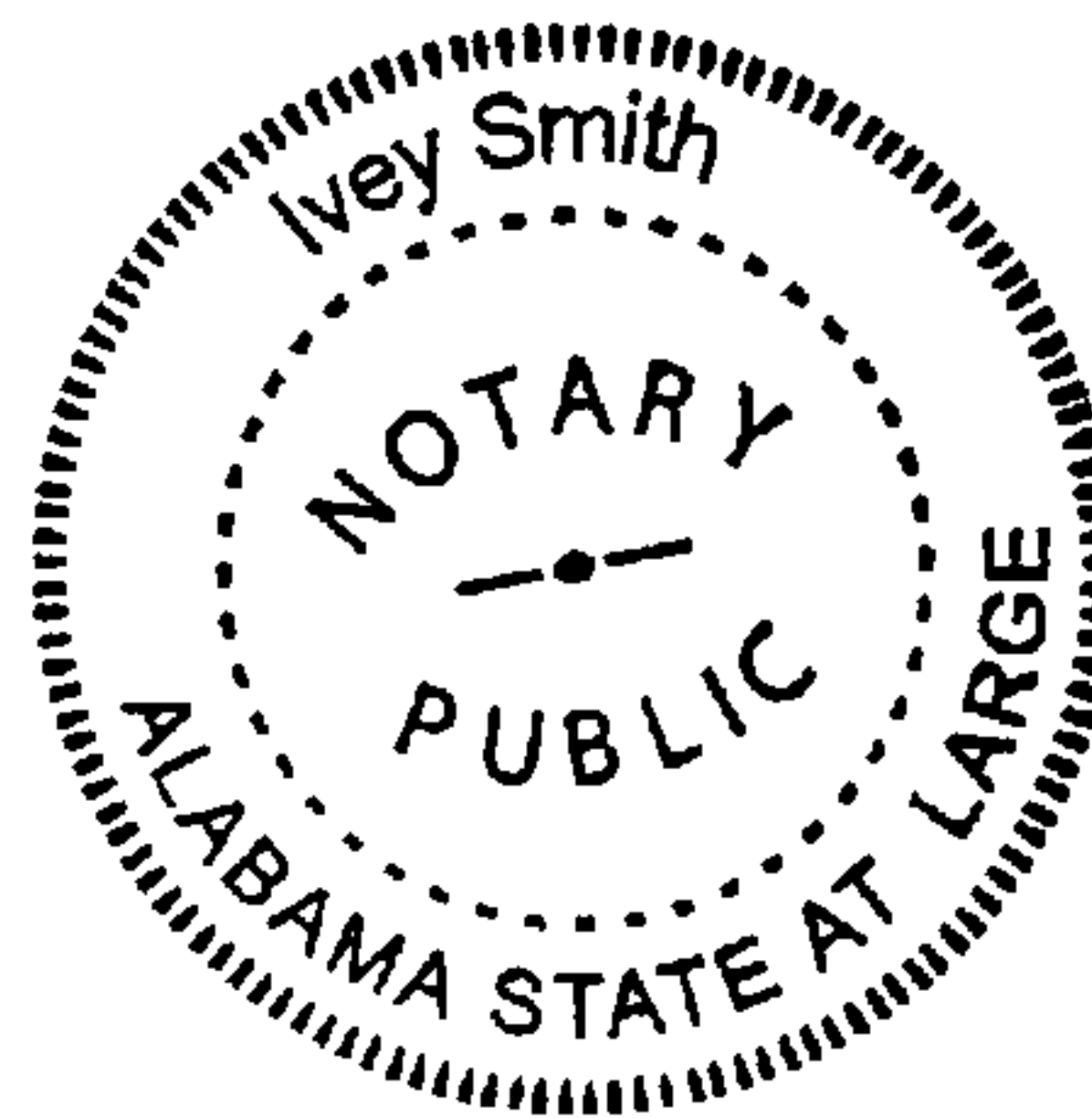
The State of Alabama
Shelby County

I, Ivey Smith (name), notary public, hereby certify that Jeffery A. Riddle, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 12th day of Feb., A.D. 2020.

I, Ivey Smith (name), notary public, hereby certify that Michele L. Riddle, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 12th day of Feb., A.D. 2020


Notary Public

Witness my hand and official seal,
My Commission Expires: 2/19/2023



REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Jeffery A. Riddle and Michele L. Riddle

Mailing Address: 507 Escoto Place
Henderson, NV 89052Grantee's Name: Cerberus SFR Holdings III, L.P., a
Delaware limited partnershipMailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067Property Address: 261 Chesser Reserve Dr
Chelsea, AL 35043Date of Sale: February 14, 2020
Total Purchase Price: \$209,900.00

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.

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: 2/12/20

Print: Jeffery Riddle

Unattested _____

Sign: Michele L Riddle

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/14/2020 12:37:56 PM
 \$238.00 MIST
 20200214000062120

Alicia S. Boyd