

This Instrument Prepared By:  
Kyle England, Esq.  
Bar ID No. 5936-N87Z  
SPAETH & DOYLE LLP  
3141 Walnut Street, #101  
Denver, CO 80205

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF

Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Fifteen Thousand And No/100 DOLLARS (\$215,000.00)** 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, **Nicholas R. Hooten and Krista N. Hooten, husband and wife**, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Cerberus SFR Holdings V, 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 60-A, ACCORDING TO A RESURVEY, AS RECORDED IN MAP BOOK 23, PAGE 135, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, OF LOT 60, SECOND ADDITION TO ASHFORD HEIGHTS.

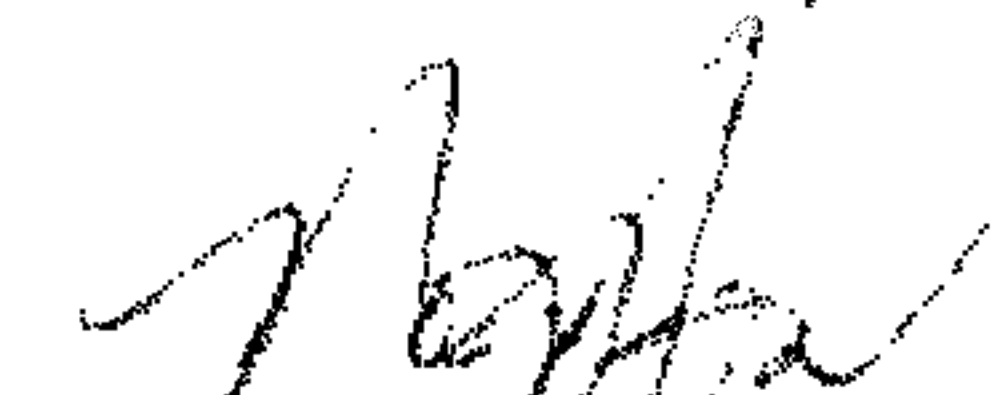
Also known by street and number as: 104 Ashford Lane, Alabaster, AL 35007  
Parcel Identification Number: 23 2 10 1 002 060.000

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 14<sup>th</sup> day of December, 2020.



Nicholas R. Hooten



Krista N. Hooten

The State of Alabama

Shelby County

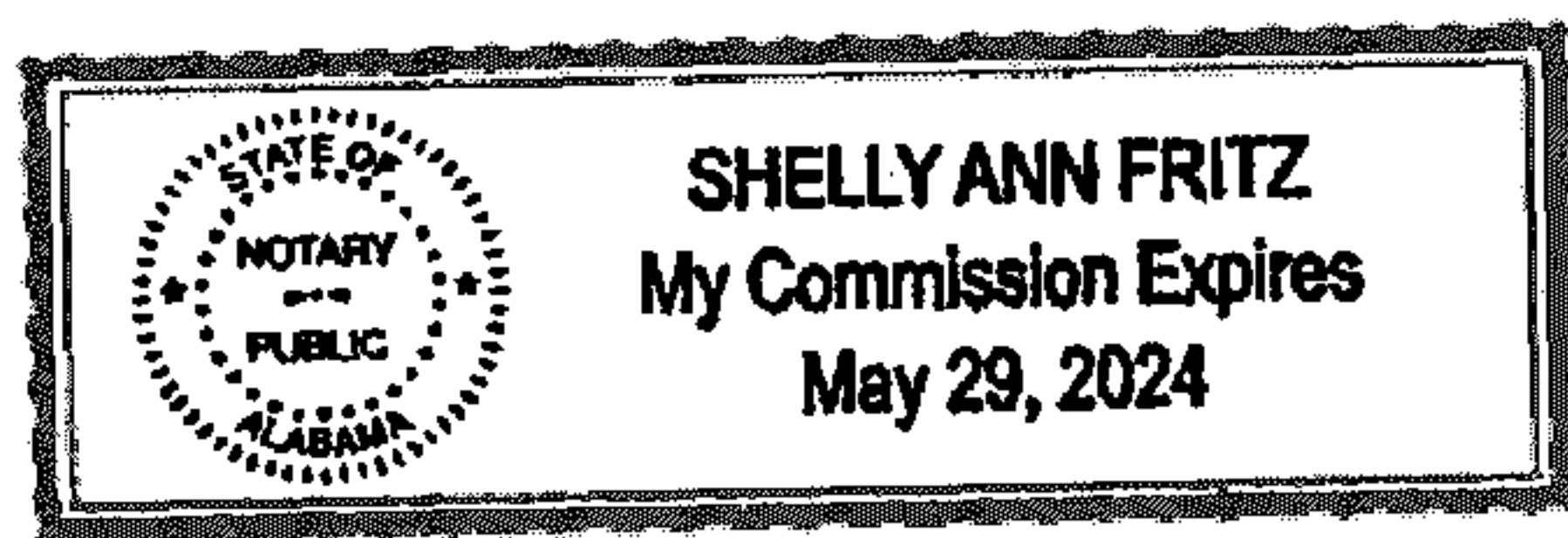
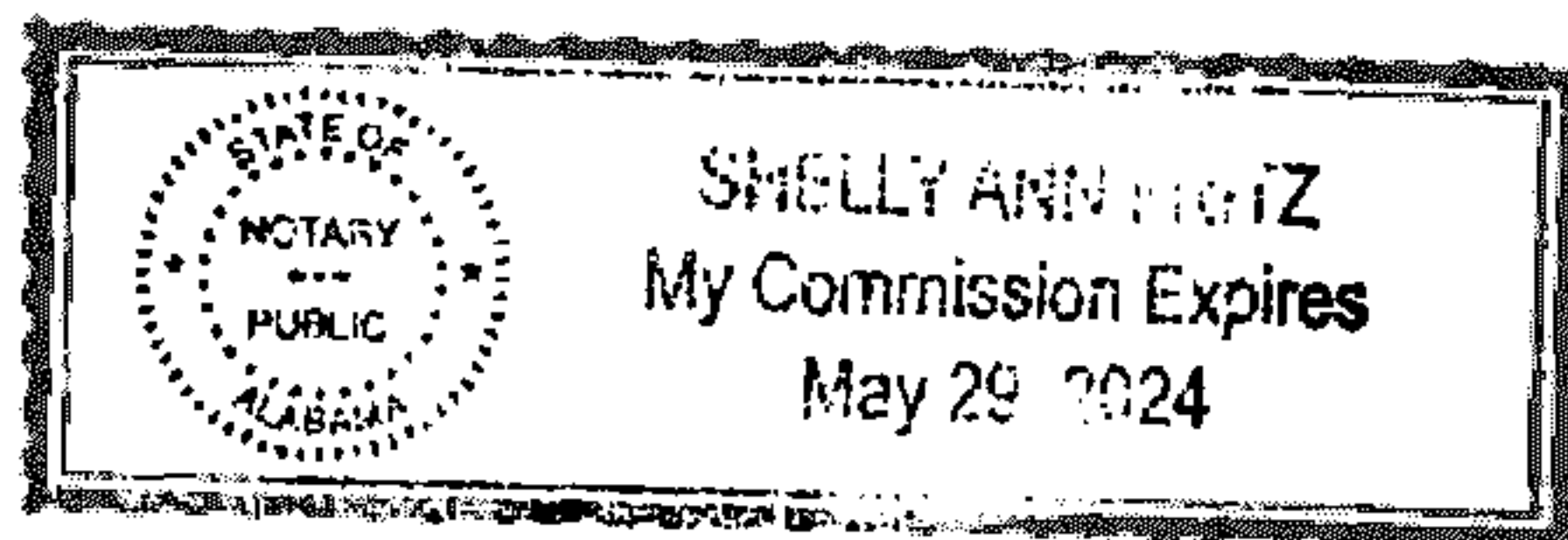
I, Shelly Ann Fritz (name), notary public, hereby certify that Nicholas R. Hooten, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 14<sup>th</sup> day of December, A.D. 2020.

I, Shelly Ann Fritz (name), notary public, hereby certify that Krista N. Hooten, 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, she executed the same voluntarily on the day the same bears date. Given under my hand this 14<sup>th</sup> day of December, A.D. 2020.

Shelly Ann Fritz  
Notary Public

Witness my hand and official seal.

My Commission Expires:



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

Grantor's Name: Nicholas R. Hooten and Krista N. Hooten  
 Mailing Address: 214 Lake Forest Way  
 Maylene, AL 35114

Grantee's Name: Cerberus SFR Holdings V, L.P., a Delaware limited partnership  
 Mailing Address: 1850 Parkway Place  
 Suite 900  
 Marietta, GA 30067

Property Address: 104 Ashford Lane  
 Alabaster, AL 35007

Date of Sale: December 16, 2020  
 Total Purchase Price: \$215,000.00

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  
☒ 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.

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: 12/14/20

Print: Krista N. Hooten

\_\_\_\_ Unattested \_\_\_\_\_  
 (verified by)

Sign: [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/17/2020 08:31:45 AM  
 \$243.00 CHERRY  
 20201217000578550

Allen S. Bayal