

20210510000230080
05/10/2021 09:20:49 AM
DEEDS 1/4

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 Sixteen Thousand Two Hundred And No/100 DOLLARS (\$216,200.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. I, **Kallen Morrison Boggio, a single woman** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR PropCo D, 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 50, ACCORDING TO THE SURVEY OF BROOKHOLLOW, FIRST SECTOR, AS RECORDED IN MAP BOOK 17 PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Also known by street and number as: 217 Brookhollow Drive, Pelham, AL 35124
Parcel Identification Number: 13 6 13 1 001 006.041

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 GRANTOR does covenant with the said GRANTEE, her heirs and assigns, that she is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that she has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR 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 I have hereunto set my hands and seals, this 27th day of April, 2021.

Kallen Morrison Boggio
Kallen Morrison Boggio

The State of Alabama

_____ County

I, _____ (name), notary public, hereby certify that Kallen Morrison Boggio, 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 _____ day of _____, A.D. 2021.

See attached certificate fs

Notary Public

Witness my hand and official seal.

My Commission Expires:

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Alabama
County of Shelby } ss.

On this the 27th day of April, 2021, before me,
Day Month Year

Frankie Sports, the undersigned, Notary Public,
Name of Notary Public

personally appeared Kallen Morrison Bogajo,
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory evidence
AL Drivers License
to be the person(s) whose name(s) is/are subscribed
to the within instrument, and acknowledged to me
that he/she/they executed the same for the purposes
therein stated.

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023

WITNESS my hand and official seal.

Frankie Sports
Signature of Notary Public

Frankie Sports

My commission expires: 10/25/2023

Any Other Required Information

(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

*This section is required for notarizations performed in Arizona but is optional in other states.
Completing this information can deter alteration of the document or fraudulent reattachment
of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 4/27/2021 Number of Pages: 3

Signer(s) Other Than Named Above: N/A

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

Grantor's Name: Kallen Morrison Boggio

Grantee's Name: FKH SFR PropCo D, L.P., a Delaware limited partnership

Mailing Address: 217 Brookhollow Drive
Pelham, AL 35124Mailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067Property Address: 217 Brookhollow Drive
Pelham, AL 35124Date of Sale: April 28, 2021
Actual Value: \$216,200.00

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.

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.

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: 4-27-2021

Print:

Kallen Morrison Boggio

Sign:

Kallen Morrison Boggio

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2021 09:20:49 AM
\$247.50 CHERRY
20210510000230080

Allen S. Byrd