

20210630000315740
06/30/2021 08:32:38 AM
DEEDS 1/3

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 **One Hundred Seventy-Seven Thousand Five Hundred And No/100 DOLLARS (\$177,500.00)** 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, **Jessica Catrett who acquired title as Jessica Dawn Sears, a single woman** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR PropCo G, 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 54, ACCORDING TO THE SURVEY OF THE ENCLAVE PHASE I, AS RECORDED IN MAP BOOK 38, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 35-1-02-2-002-054.000

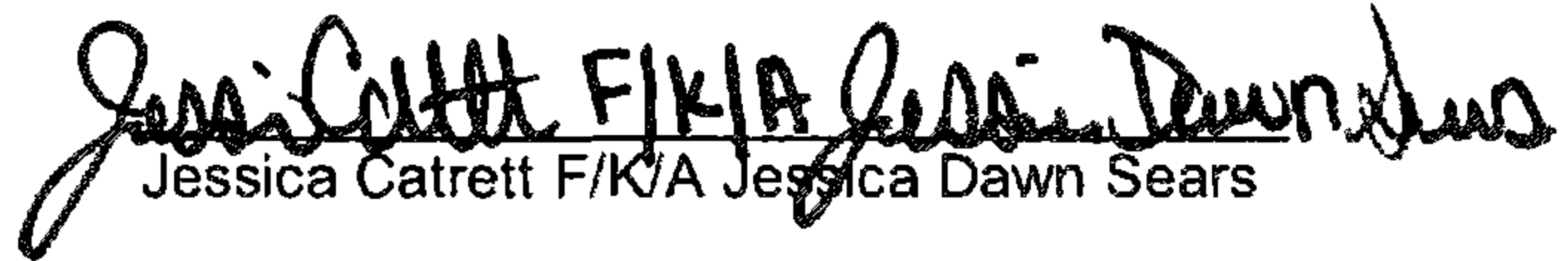
Also known by street and number as: 601 Enclave Lane, Calera, AL 35040

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.

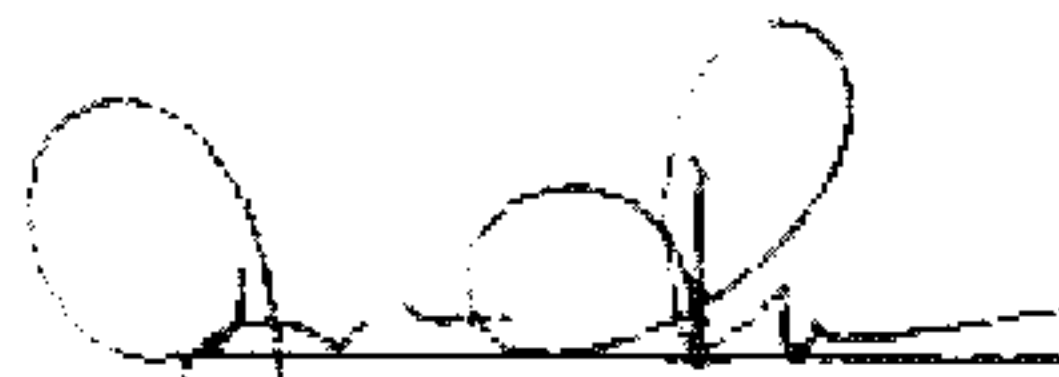
IN WITNESS WHEREOF I have hereunto set my hands and seals, this 15 day of June, 2021.


Jessica Catrett F/K/A Jessica Dawn Sears

The State of ~~Alabama~~ Georgia

Dekalb County

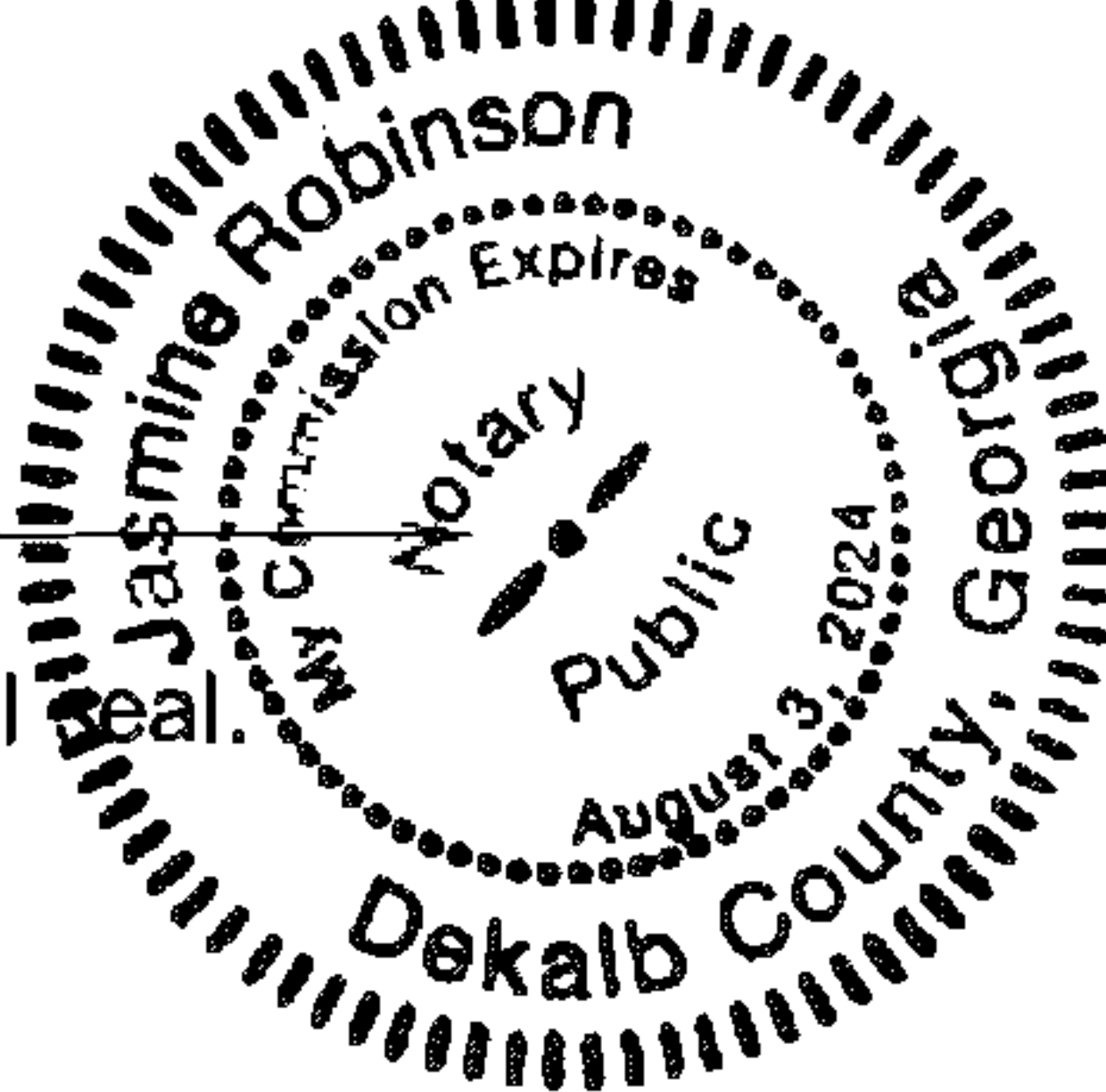
I, Jasmine Robinson (name), notary public, hereby certify that Jessica Catrett A/K/A Jessica Dawn Sears whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 15 day of June, A.D. 2021.



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: Jessica Catrett
 Mailing Address: 601 Enclave Lane
 Calera, AL 35040

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

Property Address: 601 Enclave Lane
 Calera, AL 35040

Date of Sale: June 21, 2021
 Total Purchase Price: \$177,500.00

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: _____

____ Unattested _____
 (verified by)

Print: Jessica Catrett

Sign: Jessica Catrett
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/30/2021 08:32:38 AM
 \$205.50 KIMBERLY
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Allen S. Bayl