

20210715000343830  
07/15/2021 10:31:03 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 **Two Hundred Seventy-One Thousand Eight Hundred And No/100 DOLLARS (\$271,800.00)** 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, **Timothy M. Scott, a married man** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **RM1 SFR Propco A, 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 214, ACCORDING TO THE SURVEY OF WILLOW OAKS, AS RECORDED IN MAP BOOK 38, PAGES 137 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 16 2 04 2 002 009.000

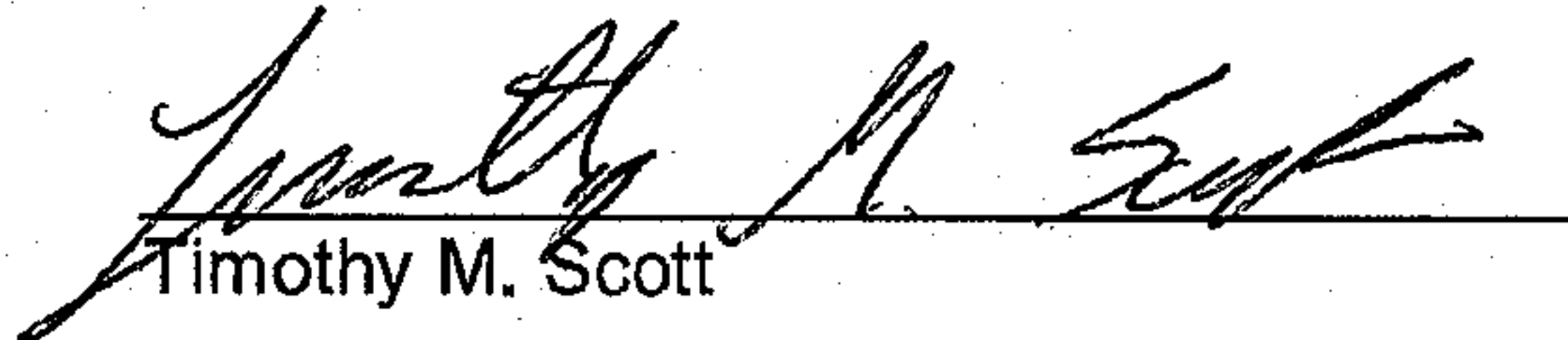
Also known by street and number as: 156 Willow View Lane, Wilsonville, AL 35186

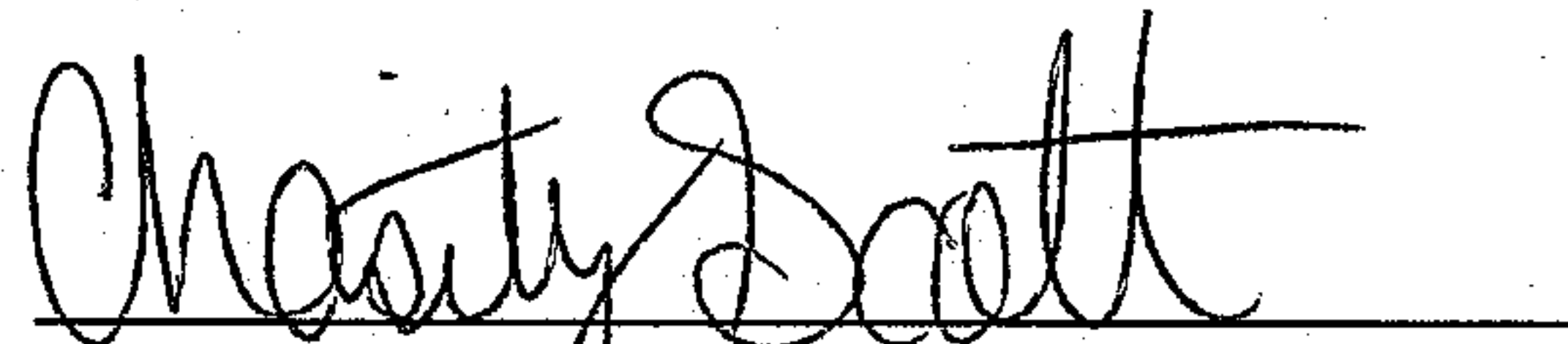
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said 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 7 day of July, 2021.

  
Timothy M. Scott

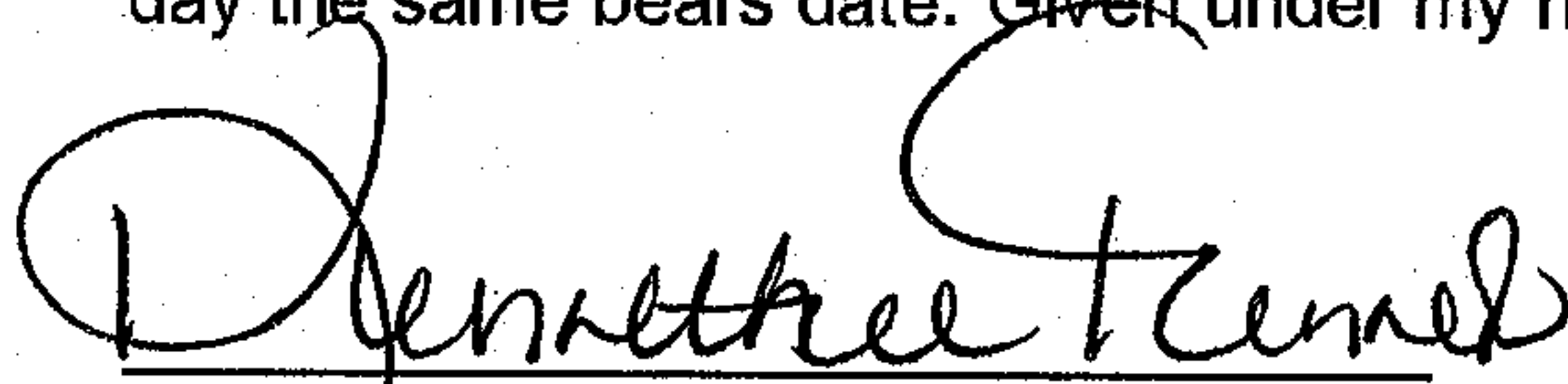
  
Chasity Scott, spouse

The State of Alabama

JEFFERSON County

I, Kenneth Danner (name), notary public, hereby certify that Timothy M. Scott, 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 7<sup>th</sup> day of July, A.D. 2021.

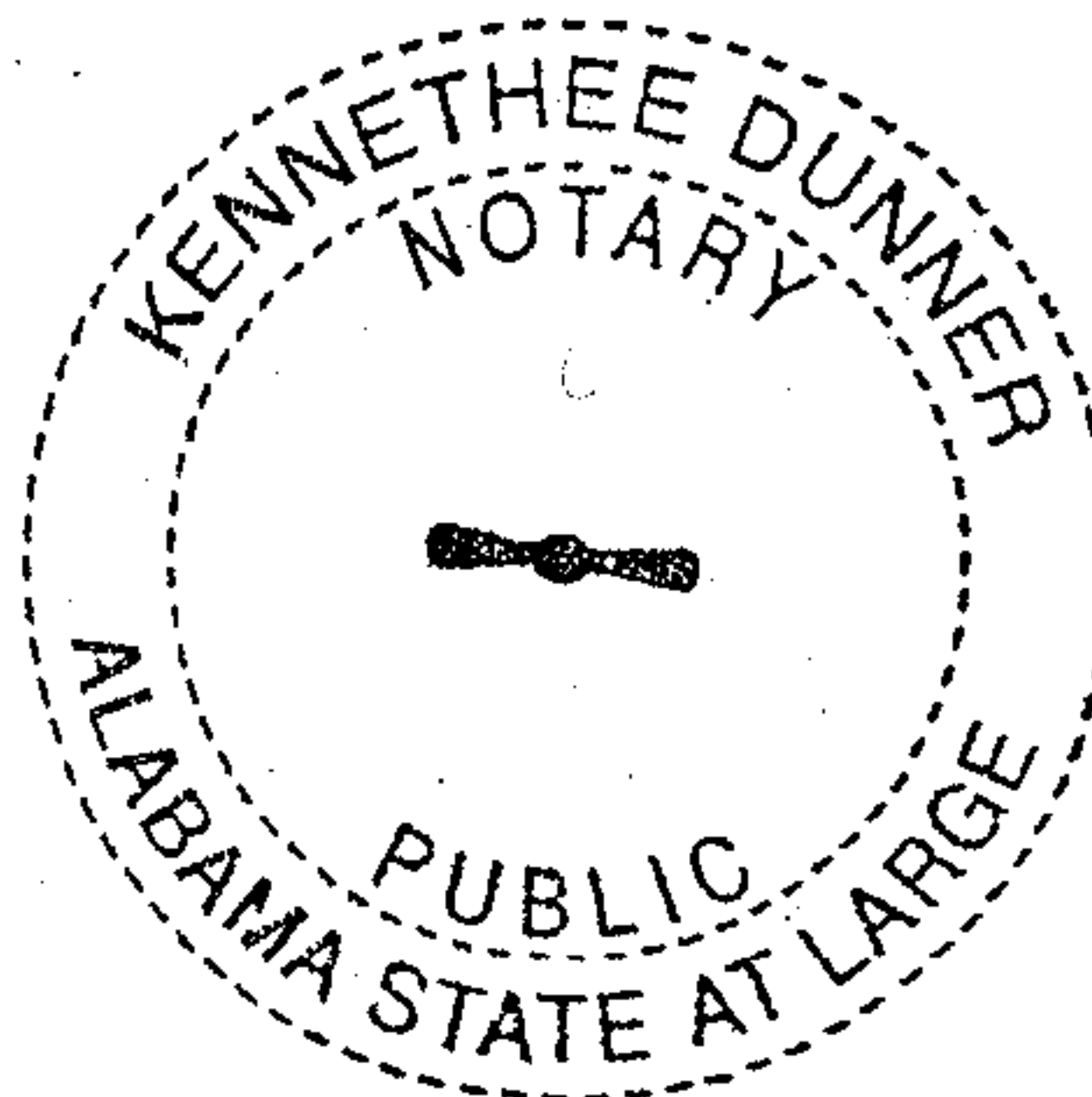
I, Kenneth Danner (name), notary public, hereby certify that Chasity Scott, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 7<sup>th</sup> day of July, A.D. 2021.



Notary Public

Witness my hand and official seal.

My Commission Expires: 7/12/2023



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

Grantor's Name: Timothy M. Scott

Grantee's Name: RM1 SFR Propco A, L.P., a Delaware limited partnership

Mailing Address: 156 Willow View Lane  
Wilsonville, AL 35186Mailing Address: 1850 Parkway Place  
Suite 900  
Marietta, GA 30067Property Address: 156 Willow View Lane  
Wilsonville, AL 35186Date of Sale: July 9, 2021  
Total Purchase Price: \$271,800.00

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: 7.7.21Print: Timothy M ScottUnattested \_\_\_\_\_  
(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  
 07/15/2021 10:31:03 AM  
 \$300.00 JOANN  
 20210715000343830

Allen S. Bayl