

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS THAT TIFFANY NICOLE HARRIS, an unmarried woman (herein, "Grantor"), whose address is 2901 4th Ave. S., Apt. 4L, Birmingham, AL 35233, for and in consideration of TWO HUNDRED THIRTY THOUSAND AND 00/100 Dollars (\$230,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to BSFR III OWNER I LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 997 Morrison Dr., Suite 402, Charleston, SC 29403, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

Property street address: 254 Waterford Cove Trail, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20200303000083670

PROPERTY ID: 22-8-43-1-008-022.000

REAL PROPERTY TAX: \$ 0 due and payable by December 31st of the current year

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 27 day of August, 2021.

GRANTOR:

 (SEAL)
Tiffany Nicole Harris

STATE OF _____
COUNTY OF _____

I, _____, the undersigned Notary Public in and for said State and County, hereby certify that Tiffany Nicole Harris, an unmarried woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 20____.

[Affix Notary Seal]

*See attached
CHW*

SIGNATURE OF NOTARY PUBLIC

My commission expires: 06/21/2023

This instrument was prepared by:

JOEY N. OFORI, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

SEAN FINDLEY
OS NATIONAL, LLC - DEPT. 15
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
#355885

The Grantee's address is:

BSFR III OWNER I LLC
997 MORRISON DR., SUITE 402
CHARLESTON, SC 29403

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of YubaOn 08/27/2021
Date

before me,

CAROLINE HIROKO WONG
NOTARY PUBLIC

Here Insert Name and Title of the Officer

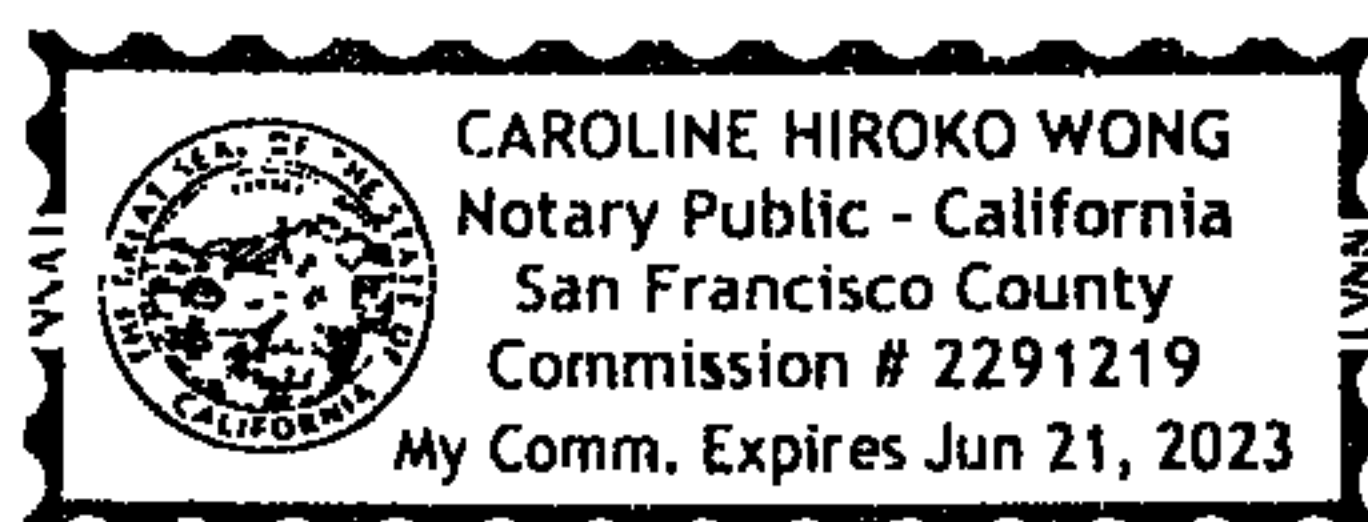
personally appeared

TIFFANY NICOLE HARRIS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Caroline Hiroko Wong
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: 08/27/2021 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: TIFFANY NICOLE HARRIS☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 622, ACCORDING TO THE PLAT OF WATERFORD COVE SECTOR 2, RECORDED IN PLAT BOOK 38, PAGE 6, OF THE PUBLIC RECORDS OF SHELBY COUNTY, ALABAMA.

Parcel ID:22 8 34 1 008 022.000

Commonly known as 254 Waterford Cove Trail, Calera, AL 35040
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20200303000083670.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/01/2021 10:50:51 AM
 \$264.00 JOANN
 20210901000426620

Alvin S. Byrd

Real Estate Sales Valuation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name TIFFANY NICOLE HARRIS
 Mailing Address 2901 4th Ave. S., Apt. 4L
Birmingham, AL 35233

Grantee's Name BSFR III OWNER I LLC
 Mailing Address 997 Morrison Dr., Suite 402
Charleston, SC 29403

Property Address 254 Waterford Cove Trail
Calera, AL 35040

Date of Sale 8/30/2021
 Total Purchase Price \$ 230,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

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 Warranty Deed

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.

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.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 8/27/2021

Print Tiffany Nicole Harris

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1