

This Instrument Prepared By:  
Kyle England, Esq.  
Bar ID No. 5936-N87Z  
SPAETH & DOYLE LLP  
950 S. Cherry Street, Suite 1220  
Denver, CO 80246

## **WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Four Hundred Thirty-Five Thousand And No/100 DOLLARS (\$435,000.00)** 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, **Pietro Piazza, an unmarried man** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR Propco I, 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 19, ACCORDING TO THE SURVEY OF THE VILLAGE AT HIGHLAND LAKES, KELHAM GROVE NEIGHBORHOOD, MAP BOOK 43, PAGE 87 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

TOGETHER WITH, NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS ALL AS MORE PARTICULARLY DESCRIBED IN THE EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 20060421000186650 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT HIGHLAND LAKES, REGENT PARK NEIGHBORHOOD, RECORDED AS INSTRUMENT NO. 20070223000084910, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

Parcel ID: 09 2 03 0 008 019.000

Also known by street and number as: 3015 Kelham Grove Way, Birmingham, AL 35242  
Parcel Identification Number: 09 2 03 0 008 019.000

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 GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that he 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 7<sup>th</sup> day of January, 2022.

  
Pietro Piazza

The State of Alabama  
Shelby County

I, Kenny Gene Blackmon (name), notary public, hereby certify that Pietro Piazza, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 7<sup>th</sup> day of January, A.D. 2022.

  
Notary Public Kenny Gene Blackmon

Witness my hand and official seal.

My Commission Expires: 7/23/2024

KENNY GENE BLACKMON  
Notary Public  
Alabama State at Large

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

Grantor's Name: Pietro Piazza

Mailing Address: 3015 Kelham Grove Way  
Birmingham, AL 35242Property Address: 3015 Kelham Grove Way  
Birmingham, AL 35242Grantee's Name: FKH SFR Propco I, L.P., a Delaware  
Limited Partnership  
Mailing Address: 1850 Parkway Place  
Suite 900  
Marietta, GA 30067Date of Sale: January 11, 2022  
Total Purchase Price: \$435,000.00

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: 1/7/2022

Unattested

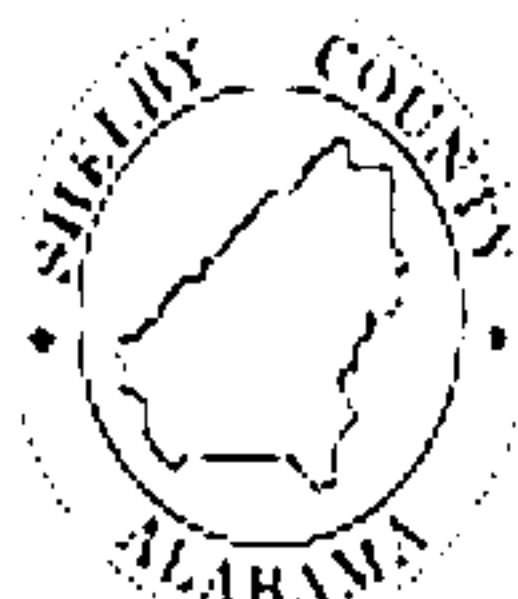
(verified by)

Henry Gene Blackmon

Print: PIETRO PIAZZA

Sign: 

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/12/2022 08:27:56 AM  
\$463.00 BRITTANI  
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