

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 Twenty-Seven Thousand And No/100 DOLLARS (\$427,000.00)** 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, **Frank Andrew Ching, an unmarried man and Shanon M. Ching an unmarried woman** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **RM1 SFR Propco B, 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 11-08, ACCORDING TO THE PLAT OF CHELSEA PARK 11TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILE FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 11TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC. AND RECORDED AS INSTRUMENT NO. 20070831000411450, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

PIN: 08 9 31 3 004 002.000

Also known by street and number as: 1040 Evan Circle, Chelsea, AL 35043

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 21 day of April, 2022.

Frank Andrew Ching
Frank Andrew Ching

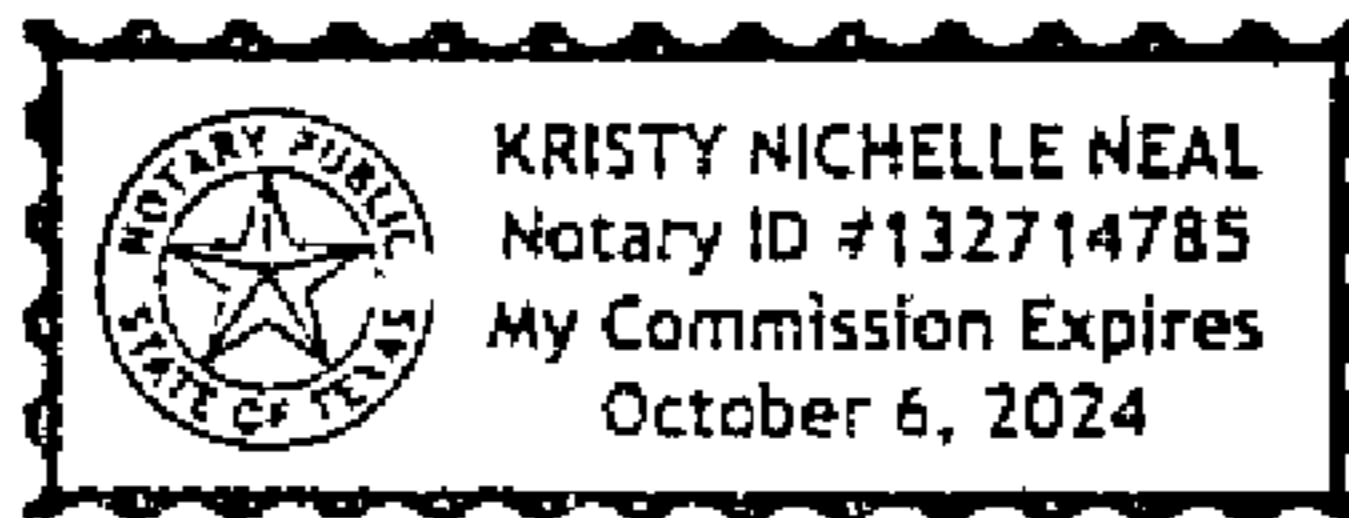
Shanon M. Ching

The State of ~~Alabama~~ ^{Texas} @
Tarrant County

I, Kristy Neal (name), notary public, hereby certify that Frank Andrew Ching, 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 21 day of April, A.D. 2022.

I, _____ (name), notary public, hereby certify that Shanon M. Ching, 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. 2022.

Kristy Neal
Notary Public
Witness my hand and official seal.
My Commission Expires: 10/6/2024



IN WITNESS WHEREOF we have hereunto set our hands and seals, this 22ND day of April, 2022.

Frank Andrew Ching

Shanon M. Ching
Shanon M. Ching

The State of Alabama

Jefferson County

I, Emmanuel A. Reese (name), notary public, hereby certify that Frank Andrew Ching, 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 22ND day of April, A.D. 2022.

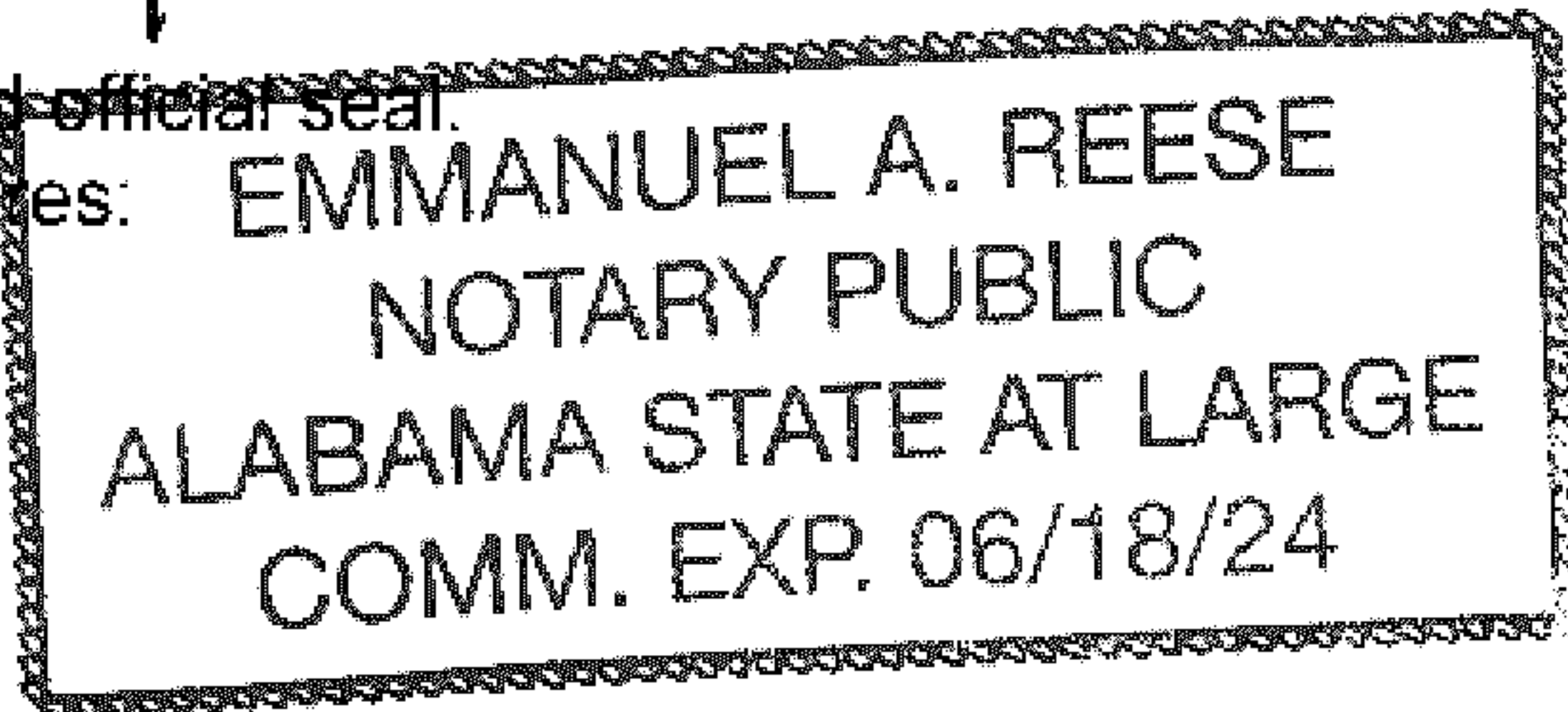
I, Emmanuel A. Reese (name), notary public, hereby certify that Shanon M. Ching, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 22ND day of April, A.D. 2022.

Emmanuel A. Reese

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:	Frank Andrew Ching and Shanon M. Ching	Grantee's Name:	RM1 SFR Propco B, L.P., a Delaware limited partnership
Mailing Address:	1040 Evan Circle Chelsea, AL 35043	Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Property Address:	1040 Evan Circle Chelsea, AL 35043	Date of Sale:	April 25, 2022
		Total Purchase Price:	\$427,000.00

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)

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> 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: 4/21/22

Print: Frank Andrew Ching

Unattested Lydia Theisen
(verified by)

Sign: Frank Andrew Ching
(Grantor/Grantee/Owner/Agent) circle one

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|--|---------------------------------------|
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| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other: _____ |
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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: 4-27-22

Print: Shanon Ching

Unattested Lydia Theisen
(verified by)

Sign: Frank Andrew Ching
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/27/2022 10:57:29 AM
\$461.00 JOANN
20220427000172540

Allie S. Boyd