

SEND TAX NOTICE TO:
McLean SFR Investment, LLC
6836 Carnegie Boulevard
Suite 430
Charlotte, NC 28211

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$359,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **LeQuin Snipes and Kalyn Marie Grimbale, husband and wife**, whose address is 3090 US Highway 280, #1106, Birmingham, AL 35243, (hereinafter "Grantor", whether one or more), by **McLean SFR Investment, LLC**, whose address is 6836 Carnegie Boulevard, Suite 430, Charlotte, NC 28211, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **McLean SFR Investment, LLC, a Delaware Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **1004 Canvasback Way, Alabaster, AL 35007 to-wit:**

Lot 24, according to the Survey of Mallard Landing, Phase I, as recorded in Map Book 51, Page 64A, 64B, 64C, 64D, 64E and 64 F, in the Office of the Judge of Probate of Shelby County, Alabama

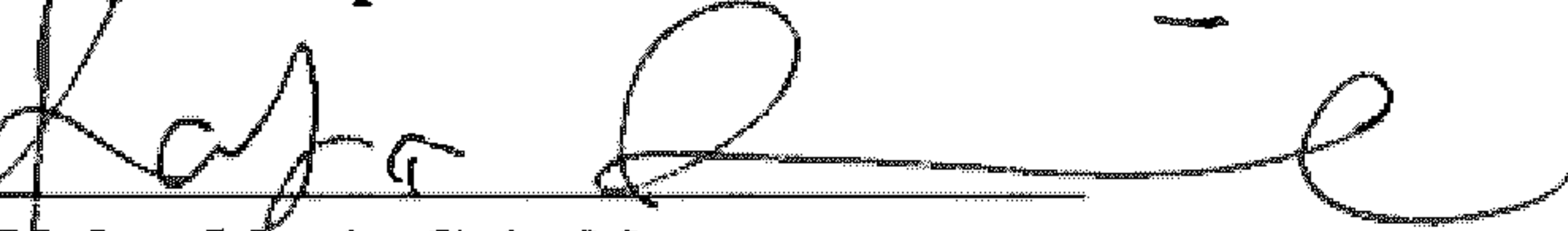
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27th day of April, 2022.



LeQuin Snipes



Kalyn Marie Grimble

STATE OF ALABAMA
COUNTY OF JEFFERSON

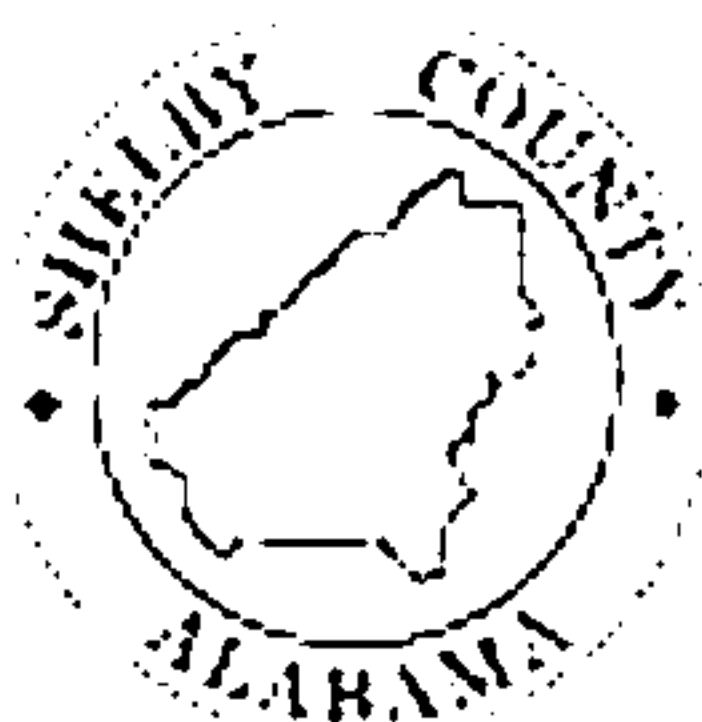
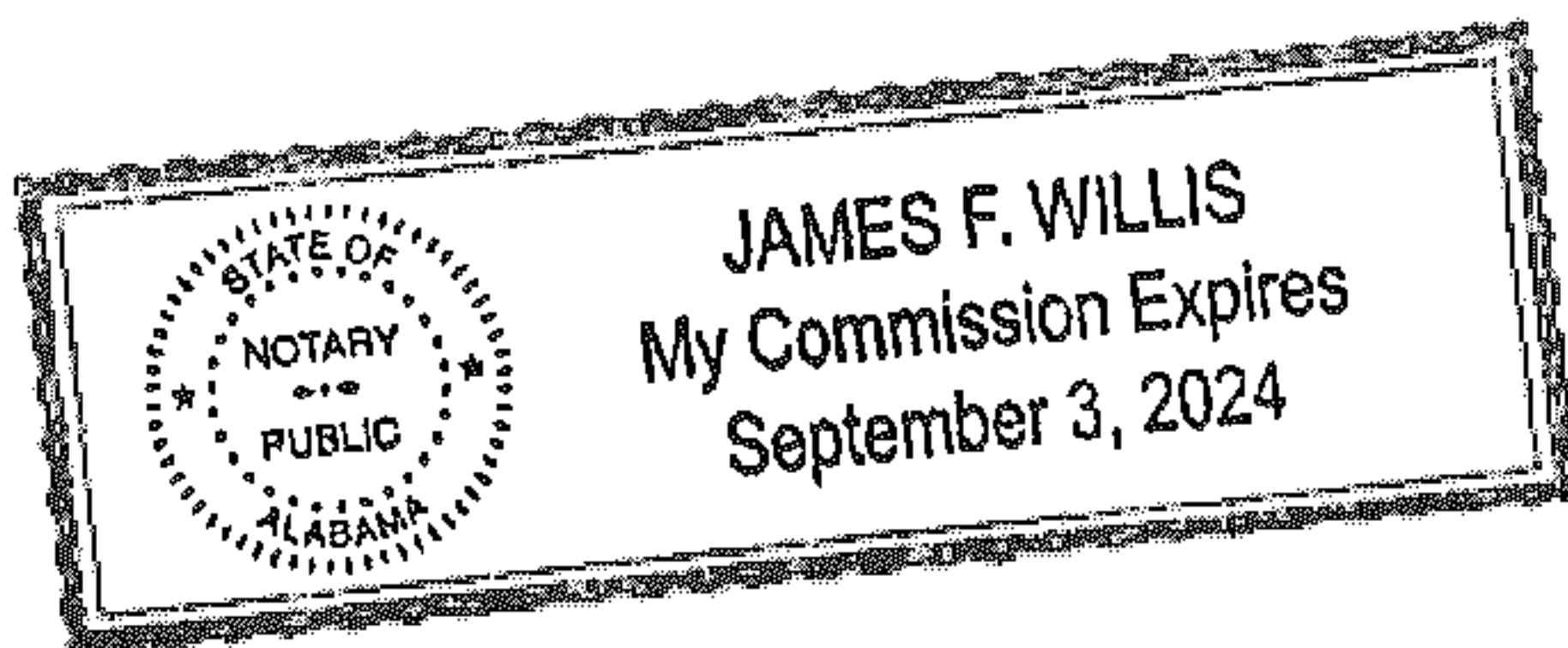
I, the undersigned Notary Public in and for said County and State, hereby certify that LeQuin Snipes and Kalyn Marie Grimble whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2022.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2022 08:42:11 AM
\$385.00 CHERRY
20220429000175170

