

**SEND TAX NOTICE TO:**  
McLean SFR Investment, LLC  
6836 Carnegie Boulevard  
STE 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 FIVE THOUSAND AND 00/100 (\$305,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ginger Hatfield, a married woman**, whose address is 188 Plum Creek Dr, Vincent AL 35178, (hereinafter "Grantor", whether one or more), by **McLean SFR Investment, LLC**, whose address is 6836 Carnegie Boulevard, STE 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 1044 Seminole Place, Calera, AL 35040 to-wit:**

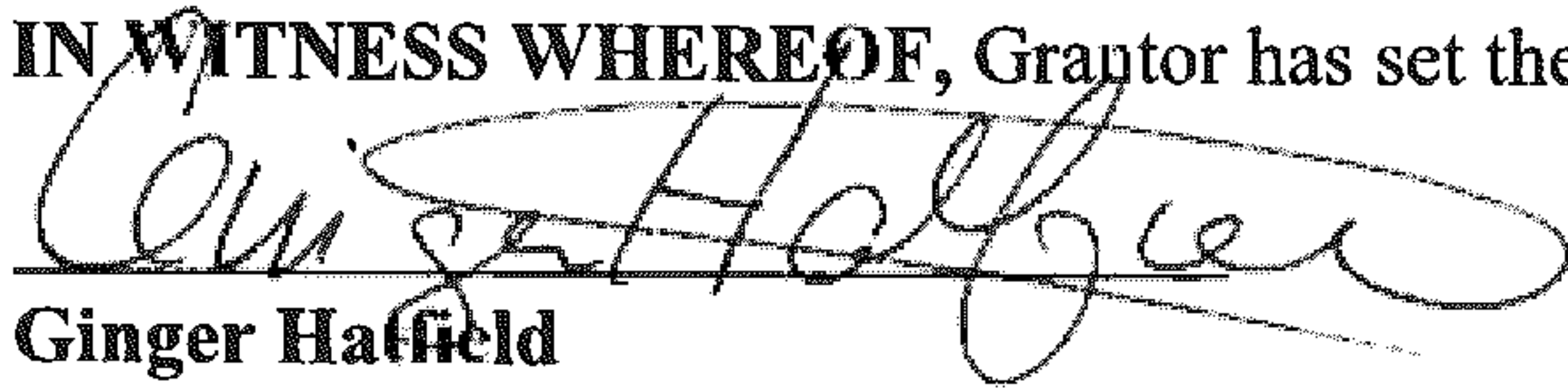
**Lot 45, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of SHELBY County, ALABAMA.**

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.

**THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HER SPOUSE.**

**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.

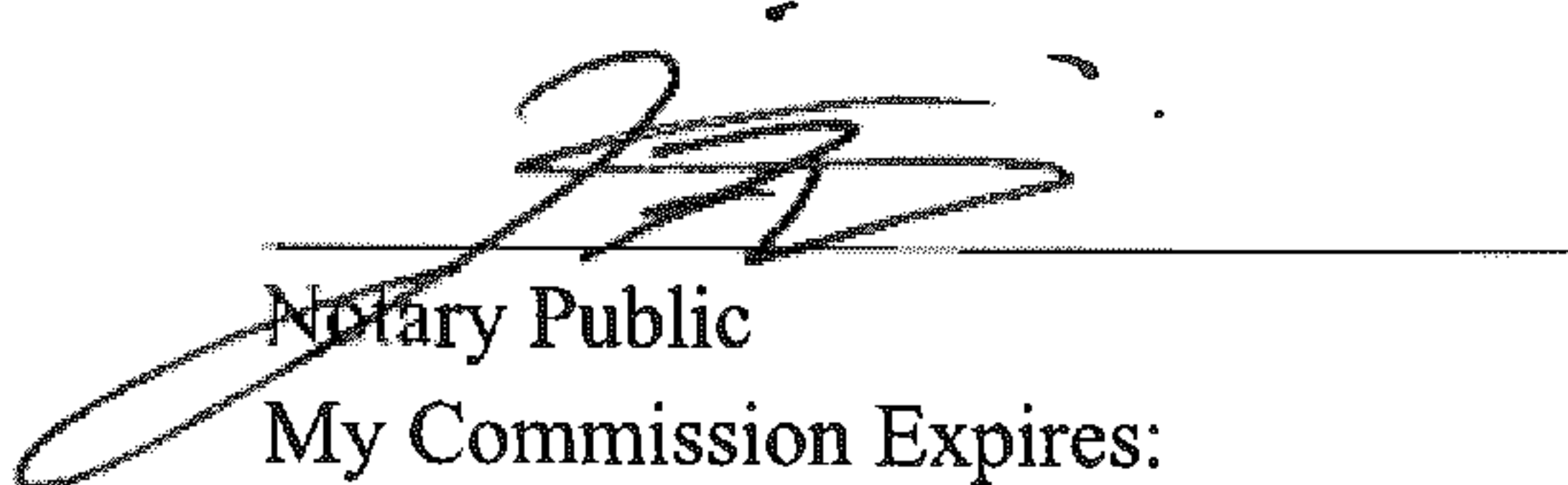
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 2nd day of May, 2022.

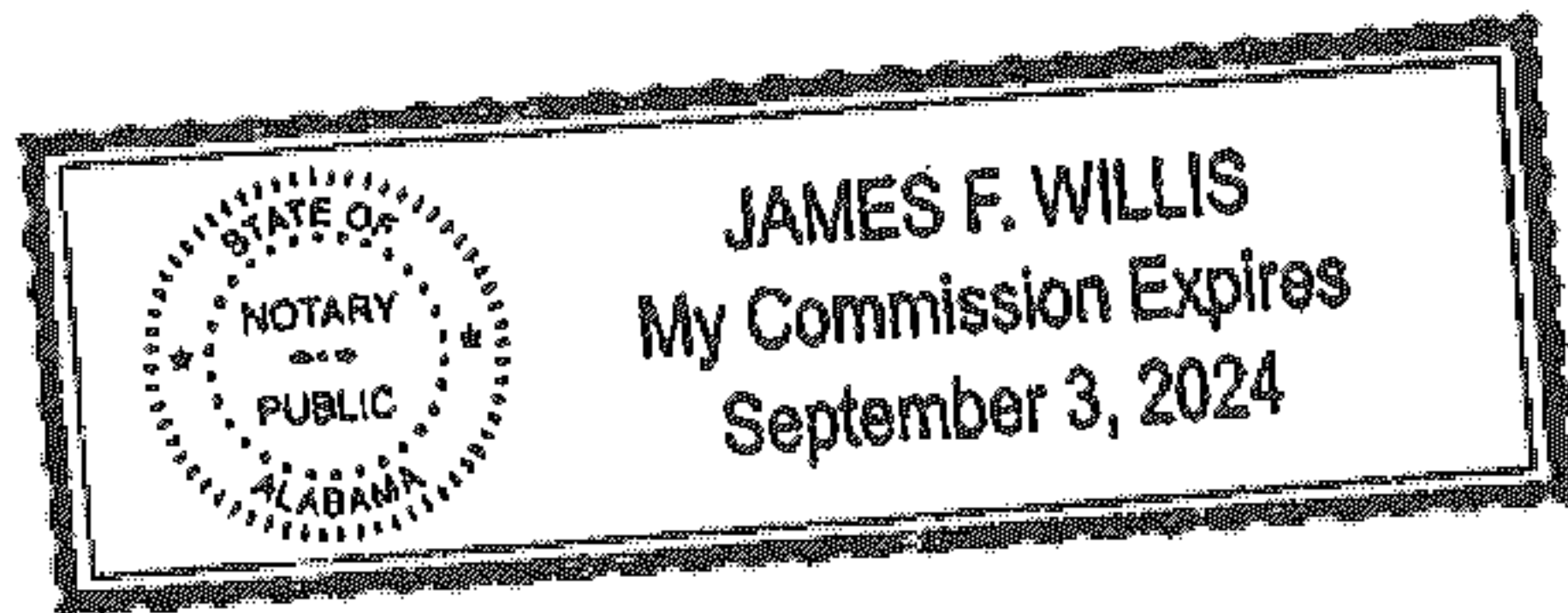
  
Ginger Hatfield

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ginger Hatfield 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 2nd day of May, 2022.

  
Notary Public  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/04/2022 11:18:49 AM  
\$330.00 PAYGE  
20220504000182660

