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09/19/2022 11:37:03 AM
DEEDS 1/3

This Instrument Prepared By:
Kyle England, Esq.
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Seventy-Five Thousand And No/100 DOLLARS (\$375,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Dennis Mobley and Allyson E. Mobley, husband and wife** (herein referred to as GRANTORS), do/does hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR L, L.P., a Delaware Limited Partnership** (herein referred to as GRANTEE), Grantee('s) heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 64, ACCORDING TO THE MAP AND SURVEY OF SADDLE LAKE FARMS SECOND ADDITION-PHASE 2, AS RECORDED IN MAP BOOK 29, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN/Parcel ID: 22 3 05 1 991 016.000

Also known by street and number as: 126 Thoroughbred Lane, Alabaster, AL 35007

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/does covenant with the said GRANTEE, Grantee('s') heirs and assigns, that GRANTEE} is/are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that GRANTORS has/have a good right to sell and convey the same to the said GRANTEE, Grantee('s') heirs and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, Grantee('s') heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantor(s) have hereunto set the hands and seals below, this 14 day of September, 2022.

Dennis Mobley

Dennis Mobley

Allyson E. Mobley

Allyson E. Mobley

The State of Alabama

St Clair County

I, Charles Sanford (name), notary public, hereby certify that Dennis Mobley, 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 14 day of September, A.D. 2022.

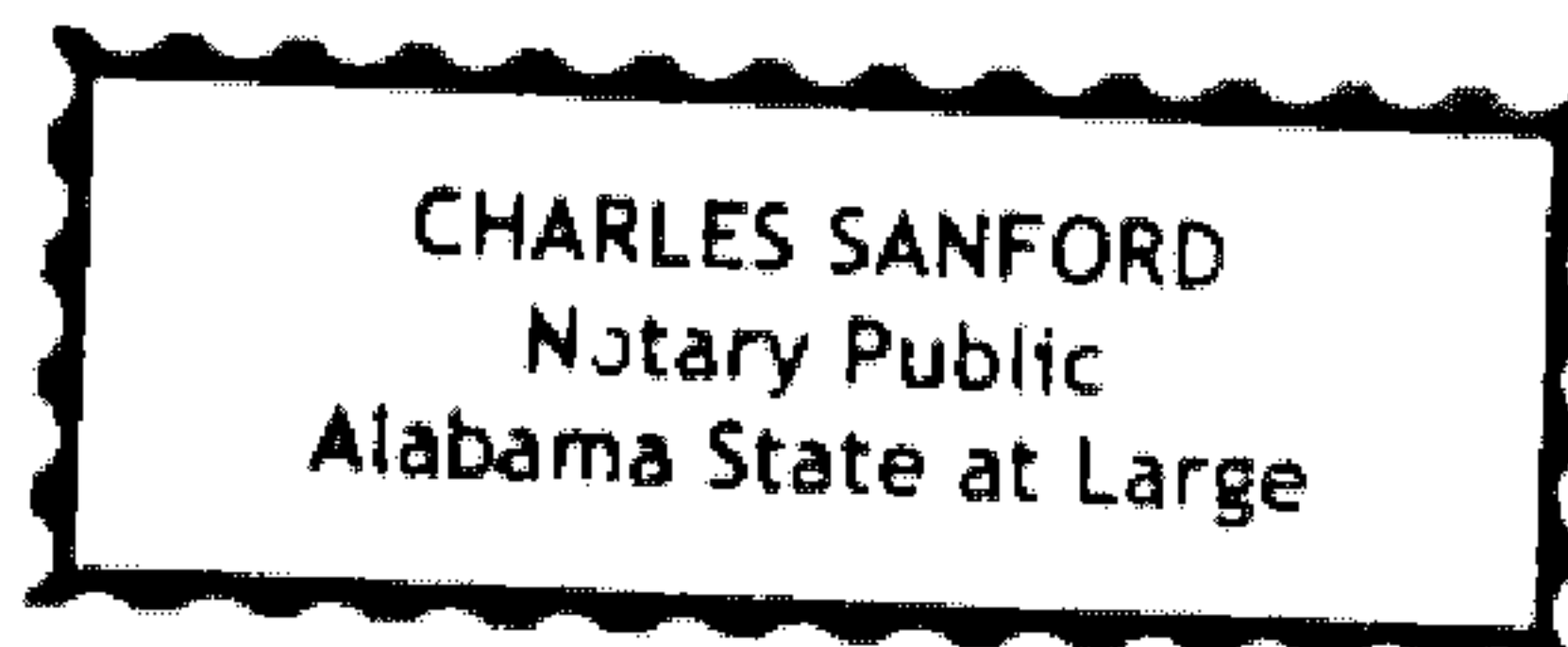
I, Charles Sanford (name), notary public, hereby certify that Allyson E. Mobley, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 14 day of September, A.D. 2022.

Charles Sanford

Notary Public

Witness my hand and official seal.

My Commission Expires: 04-23-2025



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Dennis Mobley and Allyson E. Mobley Grantee's Name: FKH SFR L, L.P., a Delaware Limited Partnership
Mailing Address: 126 Thoroughbred Lane Mailing Address: 1850 Parkway Place
Alabaster, AL 35007 Suite 900
Marietta, GA 30067
Property Address: 126 Thoroughbred Lane Date of Sale: September 16, 2022
Alabaster, AL 35007 Total Purchase Price: \$375,000.00

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 ☐ Appraisal
☒ Sales Contract ☐ Other: _____
☐ 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: 9-14-22
____ Unattested *[Signature]*
(verified by)

Print: Dennis Mobley / Allyson E Mobley
Sign: *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2022 11:37:03 AM
\$403.00 BRITTANI
20220919000360950

Allyson E. Mobley