20230301000055920 03/01/2023 11:06:21 AM DEEDS 1/3

This instrument was prepared by: Michael Reagan Reeves, Jr., Esq. Reagan Reeves & Associates, LLC 1 Perimeter Park South, Suite 440S Birmingham, AL 35243 Send tax notice to:
McLean SFR Investment, LLC
8615 Cliff Cameron Drive, Suite 200
Charlotte, NC 28269

# WARRANTY DEED

STAT	E OF ALABAMA	
COUN	TY OF SHELBY	
KNOV	V ALL MEN BY THESE PRE	SENTS:
whered more), compa	000.00) to the undersigned grant of is acknowledged, I or we, I grant, bargain, sell and conv	WO HUNDRED SIXTY FOUR THOUSAND AND 00/100 Dollars antor (whether one or more), in hand paid by the grantee herein, the receipt Roslyn Blunt, Unmarried (herein referred to as grantor, whether one or vey unto McLean SFR Investment, LLC, a Delaware limited liability ntee, whether one or more), the following described real estate, situated in
RECC		EN FOREST PHASE 2, ACCORDING TO THE PLAT THEREOF, PAGE 122 A & B, AS RECORDED IN THE OFFICE OF THE BY COUNTY, ALABAMA.
•	ty Address: 212 Hillcrest Driv ID No.: 23-7-35-0-004-051.00	
•		s Rosalyn Blunt, grantee in that certain deed recorded in Instrument No.  Office of Shelby County, Alabama.
Subjec	t to:	
1.	Taxes for the year 2023 and a	ill subsequent years.
2.	Existing easements, encroace limitations, if any, of record.	hments, encumbrances, restrictions, rights of way, building lines, and
3.	\$ 0.06 or simultaneously herewith.	f the consideration herein was paid from the proceeds of a mortgage filed
	TO HAVE AND TO HOLD	to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant

### 20230301000055920 03/01/2023 11:06:21 AM DEEDS 2/3

with the said grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 28 day of

Contract the seals of the seal

## GENERAL ACKNOWLEDGEMENT

STATE OF Alabama
COUNTY OF TEHERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roslyn Blunt whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, 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 and official seal this 25 day of February

My Commission Expires:

### 20230301000055920 03/01/2023 11:06:21 AM DEEDS 3/3

#### Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Roslyn Blunt 66 Monroe Avenue, Unit 704 Memphis, TN 38103	Grantee's Name Mailing Address	McLean SFR Investment, LLC 8615 Cliff Cameron Drive, Ste. 200 Charlotte, NC 28269 2 - 2 8 23
Property Address	212 Hillcrest Drive Montevallo, AL 35115	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$264,000.00 \$
•	rice or actual value claimed on this ecordation of documentary evidence		following documentary evidence:
Bill of S Sales Co X Closing	ntract	Appraisal Other:	
•	ce document presented for recorda s form is not required.	tion contains all of the requ	ired information referenced above,
		Instructions	
	and mailing address - provide the it mailing address.	name of the person or perso	ns conveying interest to property
Grantee's name being conveyed	and mailing address - provide the l.	name of the person or perso	ns to whom interest to property is
• •	ss - the physical address of the proposition of the property was conveyed.	perty being conveyed, if ava	ilable. Date of Sale - the date on
•	price - the total amount paid for the instrument offered for record.	e purchase of the property, b	ooth real and personal, being
conveyed by th	f the property is not being sold, the e instrument offered for record. The assessor's current market value.		<u>-</u>
current use valu	rovided and the value must be detenation, of the property as determine y for property tax purposes will be \$40-22-1 (h).	ed by the local official charg	ed with the responsibility of
accurate. I furth	est of my knowledge and belief that er understand that any false statemed in Code of Alabama 1975 § 40-2	nents claimed on this form n	
Date 2/28/	23 Print 105	Jyn Bhert	21. +
Unattest	(verified by)	Sign (Grantor/Graft	tee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 11:06:21 AM
\$292.00 JOANN

20230301000055920

alli 5. Beyl