

20180214000048760
02/14/2018 12:29:55 PM
DEEDS 1/2

Send tax notice to: Cerberus SFR Holdings, L.P., c/o FirstKey Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, GA 30067

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL. 35243

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eight Thousand Five Hundred dollars and no/100 (\$208,500.00) dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Sonya Woodby, a married woman, whose mailing address is:

3809 Kinross Drive ; Birmingham, AL 35292

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Cerberus SFR Holdings, L.P., whose mailing address is: c/o FirstKey Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, GA 30067

(herein referred to as grantee), the following described real property situated in Shelby County, Alabama, the address of which is: 564 Forest Lakes Dr., Sterrett, AL 35147 to-wit:

Lot 47, according to the Map and Survey of Forest Lakes, Sector I, as recorded in Map Book 28, Page 94, in the Probate Office of Shelby County, Alabama.

Sonya Woodby is one and the same person as Sonya Hester as shown on Warranty Deed recorded as Instrument No. 20141015000326460 on 10/15/2014, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantor or her spouse.

Subject to: All easements, restrictions and rights of way of record.

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 with the said Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 13th day of February, 2018.

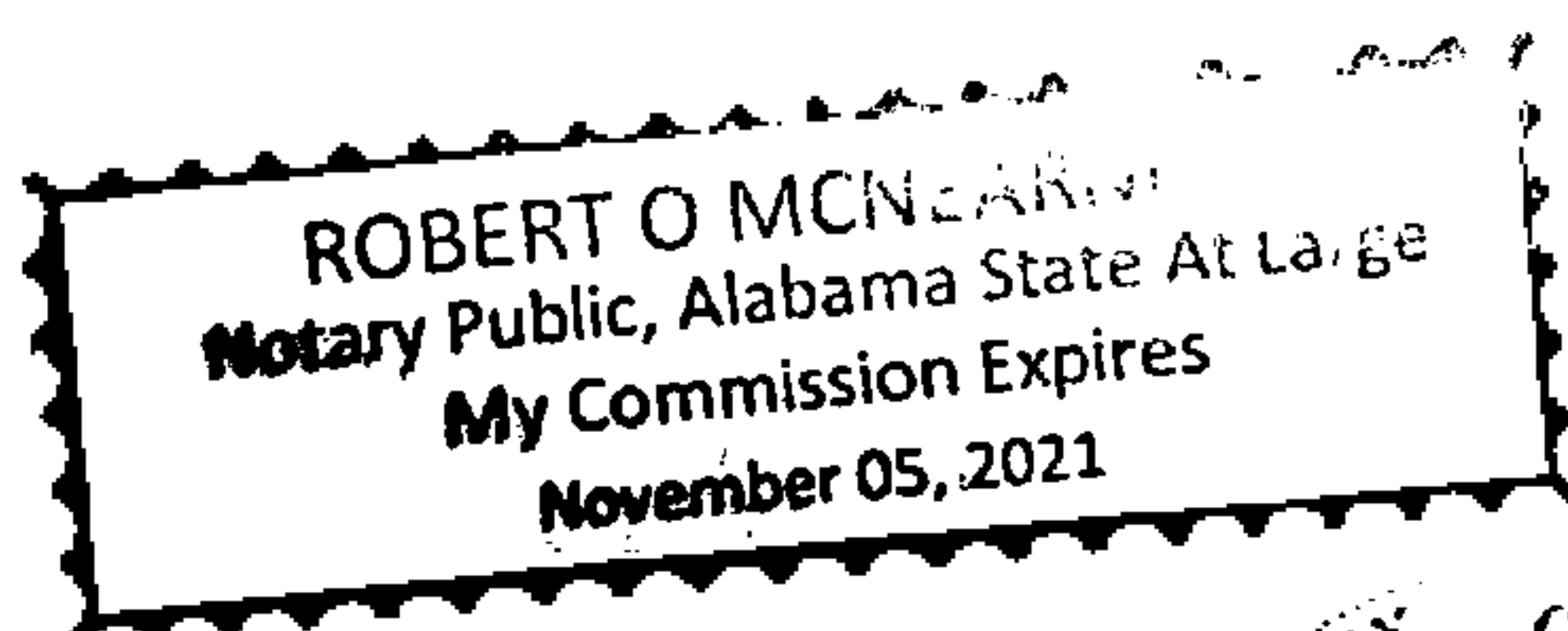
Sonya Woodby
Sonya Woodby

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sonya Woodby, whose name is/are signed to the foregoing conveyance and who are/is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she/he/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of February, 2018.

[Signature]
NOTARY PUBLIC
My commission expires: 11/5/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/14/2018 12:29:55 PM
\$226.50 CHERRY
20180214000048760

[Signature]