

20180214000049340
02/14/2018 02:30:35 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 **One Hundred Ninety-Eight Thousand dollars and no/100 (\$198,000.00) 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

Jessica A. Palmer and Kenton Borders, wife and husband, whose mailing address is:

130 Walters Cove, Sterrett, AL 35147

(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: 340 Chesser Park, Chelsea, AL 35043 35120 to-wit:

Lot 64, according to the Survey of Cottages at Chesser, Phase I, as recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

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.

Jessica A. Palmer by Kenton Borders her Attorney in Fact
 Jessica A. Palmer, by Kenton Borders her Attorney

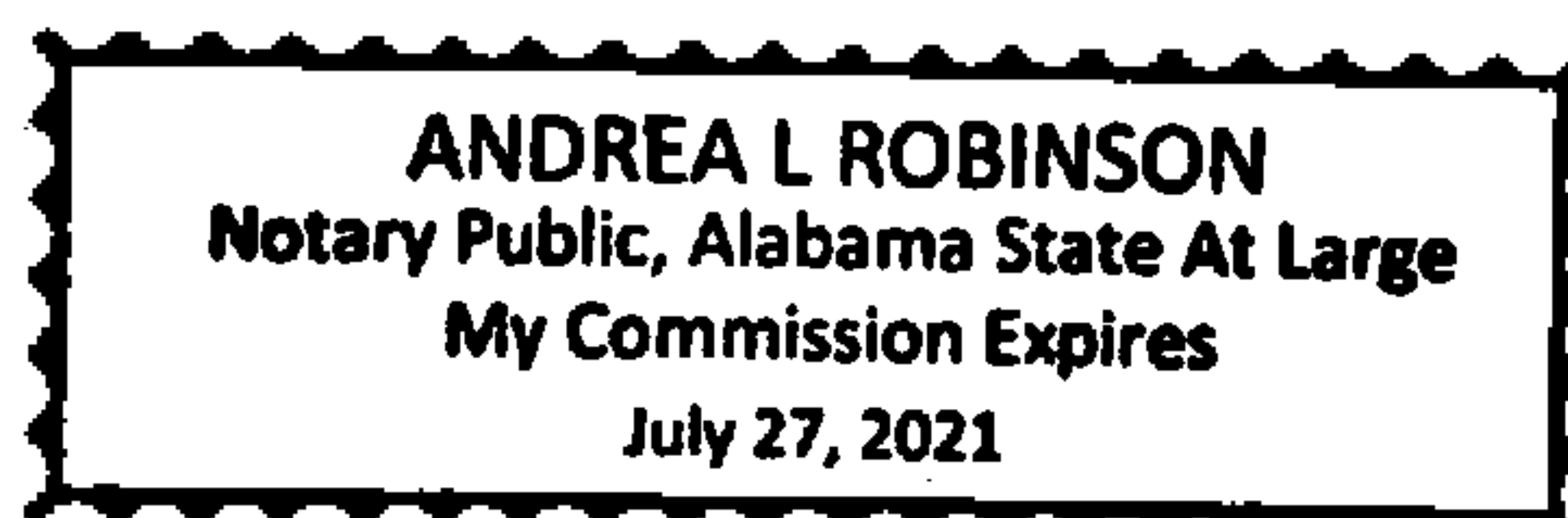
In Fact

Kenton Borders
 Kenton Borders

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenton Borders, 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.

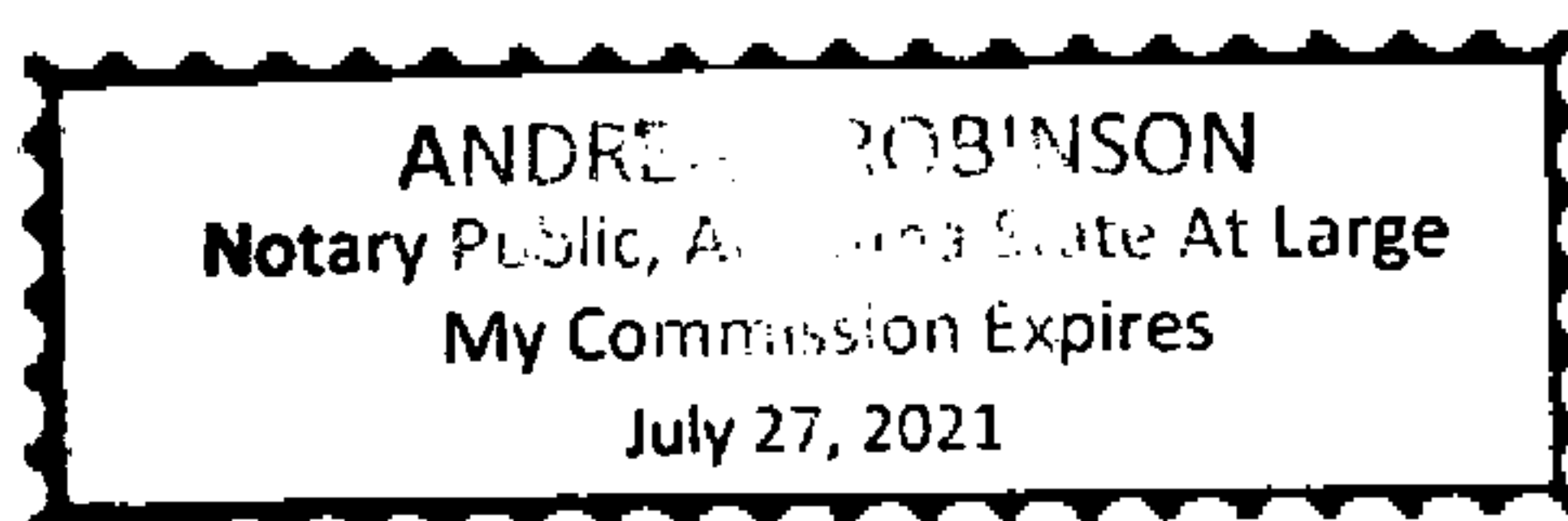


Andrea L. Robinson
 NOTARY PUBLIC
 My commission expires: 7/27/21

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jessica A. Palmer, by Kenton Borders her Attorney in Fact 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, in his capacity as such Attorney in Fact and with full authority 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.



Andrea L. Robinson
 NOTARY PUBLIC
 My commission expires: 7/27/21



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/14/2018 02:30:35 PM
 \$216.00 CHERRY
 20180214000049340

James W. Fuhrmeister