

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 Seventy One Thousand dollars and no/100 (\$271,000.00) 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

Diane S. Robertson, an unmarried woman, whose mailing address is:

P.O. Box 36099 ; Birmingham, AL 35236

(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: 720 Carl Raines Lake Rd., Birmingham, AL 35244 to-wit:

A parcel of land in the SW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at a 2 inch open top pipe which is the Southwest corner of said SW 1/4 of the SE 1/4 of said Section 24 and run in an Easterly direction along the South line thereof for a distance of 184.50 feet to the point of beginning, from said point of beginning, continue along the last described course for a distance of 438.49 feet; thence turn an angle to the left of 90 deg. 47 min. 46 sec. and run in a Northerly direction for a distance of 20.00 feet; thence turn an angle to the left of 58 deg., 58 min., 34 sec. and run in an Northwesterly direction for a distance of 175.72 feet; thence turn an angle to the right of 20 deg., 37 min., 41 sec. and run in an Northwesterly direction for a distance of 66.29 feet; thence turn an angle to the left of 5 deg., 47 min., 36 sec. and run in a Northwesterly direction for a distance of 30.45 feet; thence turn an angle to the left of 8 deg., 28 min., 22 sec. and run in a Northwesterly direction for a distance of 32.30 feet; thence turn an angle to the left of 82 deg., 26 min., 12 sec. and run in a Southwesterly direction for a distance of 282.03 feet to the point of beginning of the herein described parcel of land. Being situated in Shelby County, Alabama.

Diane S. Robertson is the surviving grantee of that certain Warranty Deed recorded in Instrument # 1999-06142. The other grantee William Robertson, Jr. is deceased having died on or about August 29, 2015. William Robertson, Jr. and Diane S. Robertson remarried continuously never having been divorced until the date of his death on August 29, 2015.

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 27th day of February, 2018.


Diane S. Robertson



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/27/2018 04:01:32 PM
\$289.00 CHERRY
20180227000063340



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diane S. Robertson, 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 27th day of February, 2018.


NOTARY PUBLIC

My commission expires: 11/5/21

