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03/14/2018 04:15:35 PM  
DEEDS 1/3

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 Seventy-Five Thousand dollars and no/100 (\$175,000.00) 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

**HB Properties I, LLC, whose mailing address is:**

3300 Douglas Blvd #150 Roseville CA 95661

(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: 633 Old Cahaba Drive, Helena, AL 35080 to-wit:

**Lot 227, according to the Map and Survey of Old Cahaba, Willow Run Sector, First Addition, as recorded in Map Book 27, Page 15, in the Office of Judge of Probate of 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 HB Properties I, LLC by Jacob Harris and Anton Baylor, it's managers have hereunto set our hand(s) and seal(s) this 9 day of March, 2018.

HB Properties I, LLC  
By: Harris Bay, LLC, General Partner and Managing Member

By:   
Jacob Harris, Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Harris as Manager of Harris Bay, LLC, is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they, in their capacity as such officer and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said limited liability company.

Given under my hand and official seal on \_\_\_\_\_ day of March, 2018.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

**See Attached Certificate**

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Placer )

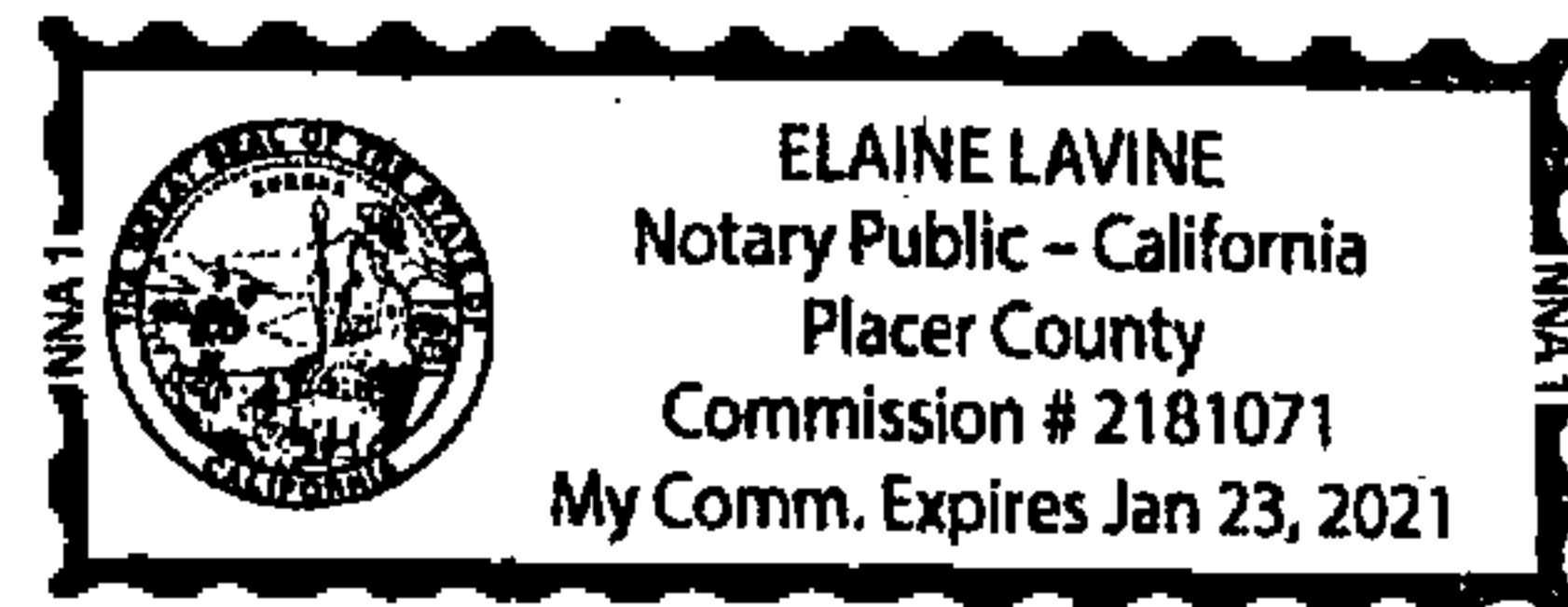
On March 9, 2018 before me, Elaine LaVine, Notary Public  
(insert name and title of the officer)

personally appeared Jacob Harris,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/14/2018 04:15:35 PM  
\$196.00 CHERRY  
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