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03/26/2018 03:54:50 PM  
DEEDS 1/2

Send tax notice to: Cerberus SFR Holdings II, 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 Forty-Five Thousand dollars and no/100 (\$145,000.00) 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

**Jason M. Otis and Tammy M. Otis, Husband and Wife, whose mailing address is:**

234 Chadwick Ln; Helena, AL 35880

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

**Cerberus SFR Holdings II, 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: 501 Baronne Street, Helena, AL 35080 to-wit:

**Lot 5, according to the Survey of St. Charles Place, Jackson Square, Phase Two, Sector One, as recorded in Map Book 18, Page 76, 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.

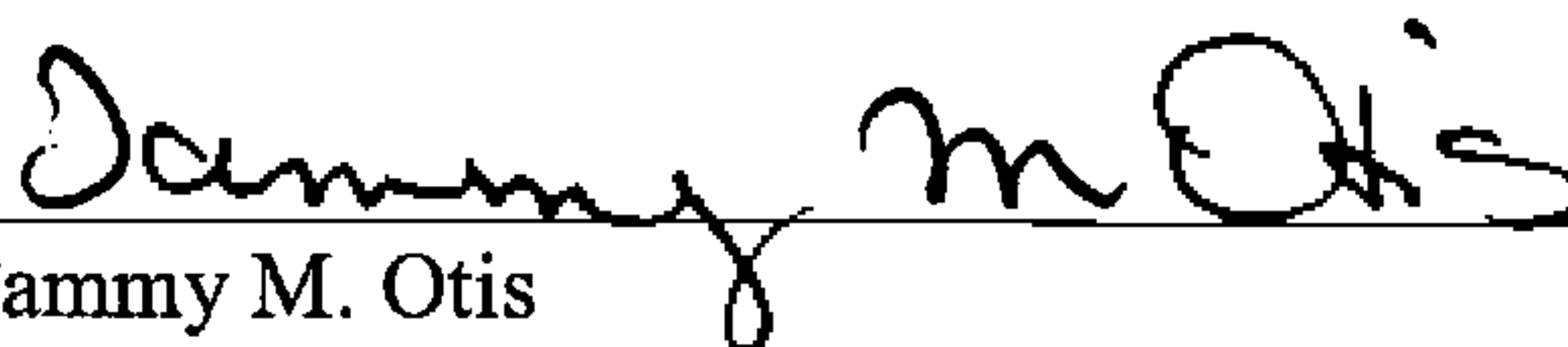
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 26<sup>th</sup> day of March, 2018.



Jason M. Otis

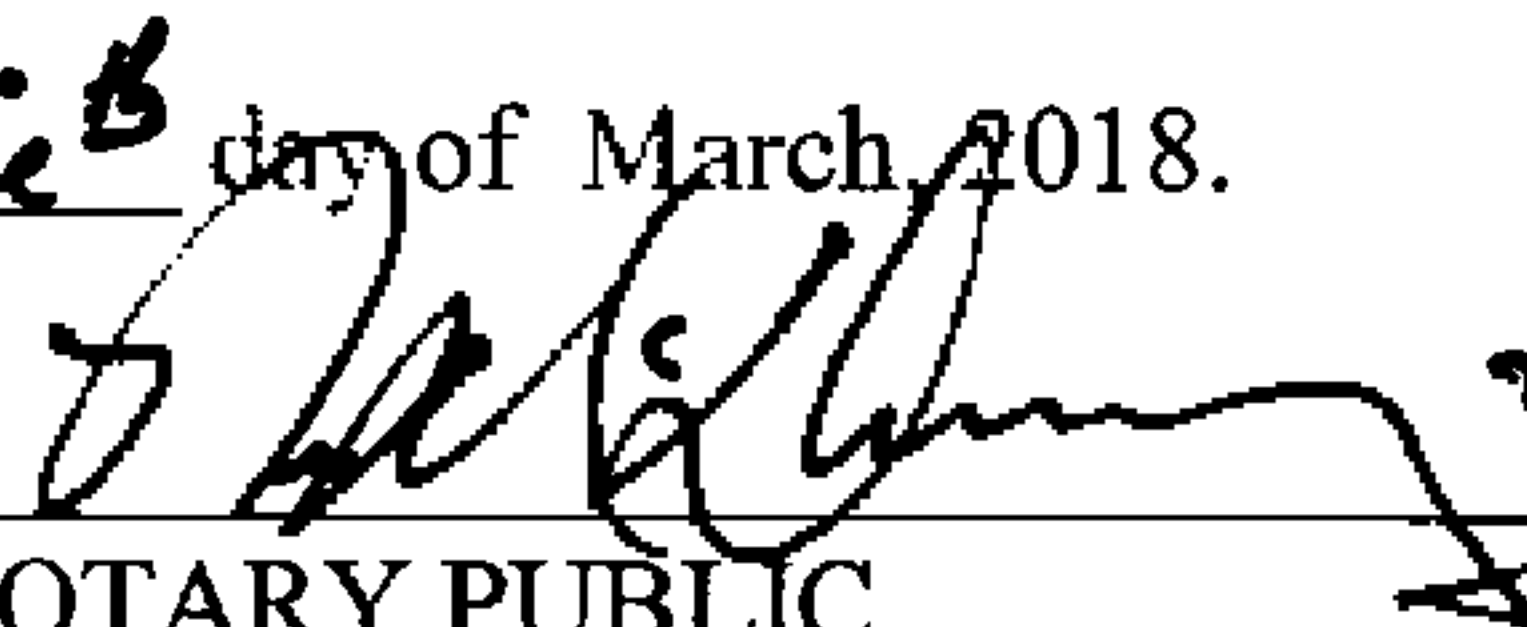


Tammy M. Otis

STATE OF ALABAMA  
COUNTY OF JEFFERSON

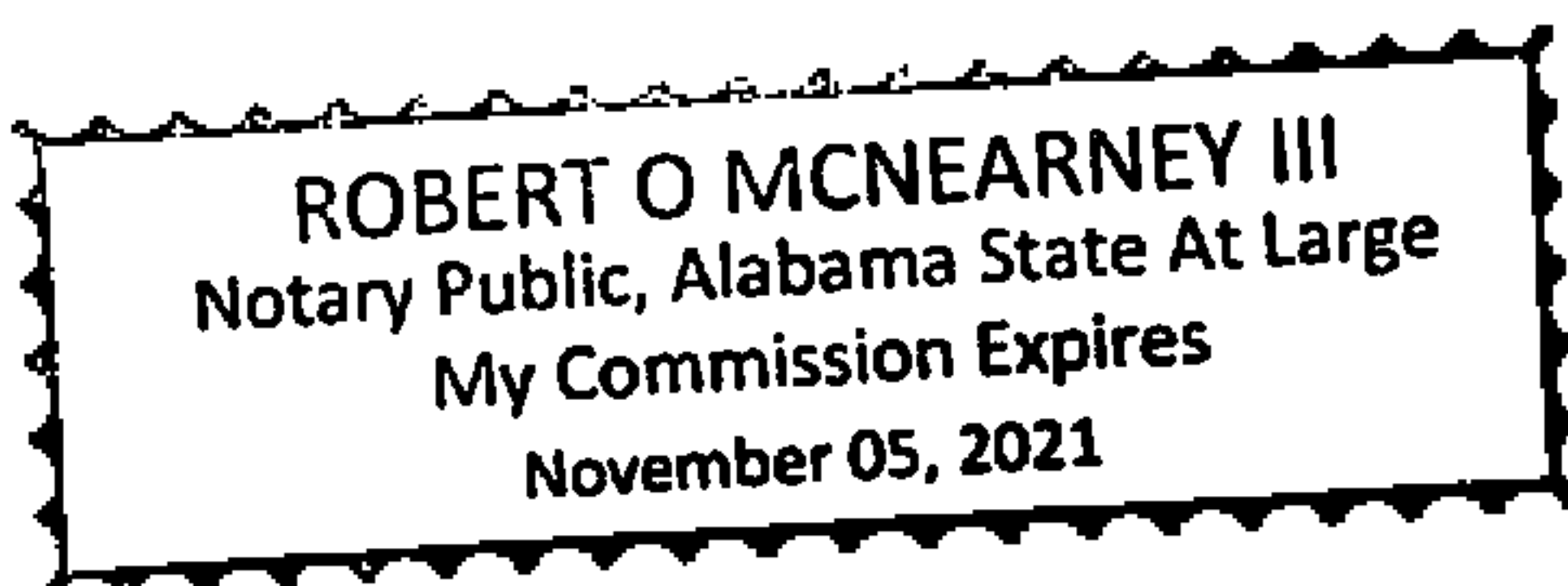
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason M. Otis and Tammy M. Otis, whose name is/are signed to the foregoing conveyance and who are/is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she/he/they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

Given under my hand and official seal this the 26<sup>th</sup> day of March, 2018.



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  
03/26/2018 03:54:50 PM  
\$163.00 CHERRY  
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