

18-6059

20180404000111690
04/04/2018 11:51:58 AM
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 Ninety-Four Thousand One Hundred dollars and no/100 (\$194,100.00) 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

Amy Eckman, an unmarried woman, whose mailing address is:

1869 Trailridge Drive PELHAM AL 35124

(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: 571 Highway 35, Pelham, AL 35124 35040 to-wit:

Commence at the Southeast corner of Section 13, Township of Section 20 South, Range 3 West; thence run North along the East line of said Section a distance of 364.61 feet to the Northwest right of way line of County Road Number 35; thence turn an angle of 145 degrees, 00 minutes to the left and run along said right of way line a distance of 710.63 feet to the point of beginning; thence continue in same direction along said right of way line a distance of 108.90 feet; thence turn an angle of 89 degrees 50 minutes to the right end run a distance of 200.45 feet; thence turn an angle of 90 degrees 15 minutes to the right and run a distance of 108.90 feet; thence turn an angle of 89 degrees 45 minutes to the right and run a distance of 209.29 feet to the point of beginning, situated in the north half of the Northeast quarter of the Northeast quarter of Section 24, Township 20 South, Range 3 West, 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 30 day of March, 2018.



Amy Eckman



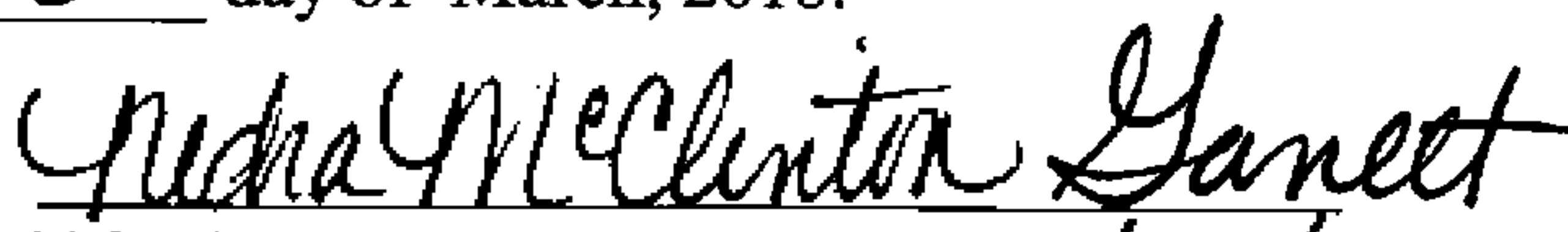
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2018 11:51:58 AM
S212.50 CHERRY
20180404000111690



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy Eckman, 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 30 day of March, 2018.



NOTARY PUBLIC

My commission expires: 6/26/20

