

20180417000128530
04/17/2018 12:57:56 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 Fifty-Four Thousand dollars and no/100 (\$154,000.00) 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

Wilma P. Whitaker, an unmarried person, whose mailing address is:

3850 Galleria Woods Road Hoover, AL 35244

(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: 117 Cobblestone Terrace, Pelham, AL 35124 to-wit:

Lot 9, according to the Survey of Cobblestone Village, as recorded in Map Book 19, Page 76, in the Probate Office of Shelby County, Alabama.

Wilma P. Whitaker is the surviving grantee of that certain Warranty Deed recorded in Instrument #1997-38023. The other grantee William A. Whitaker, is deceased, having died on or about January 23, 1998

Wilma P. Whitaker and William A. Whitaker were continuously married from the time they took title to the date of his death.

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 16th day of April, 2018.

Wilma P. Whitaker

Wilma P. Whitaker

STATE OF ALABAMA
COUNTY OF SHELBY

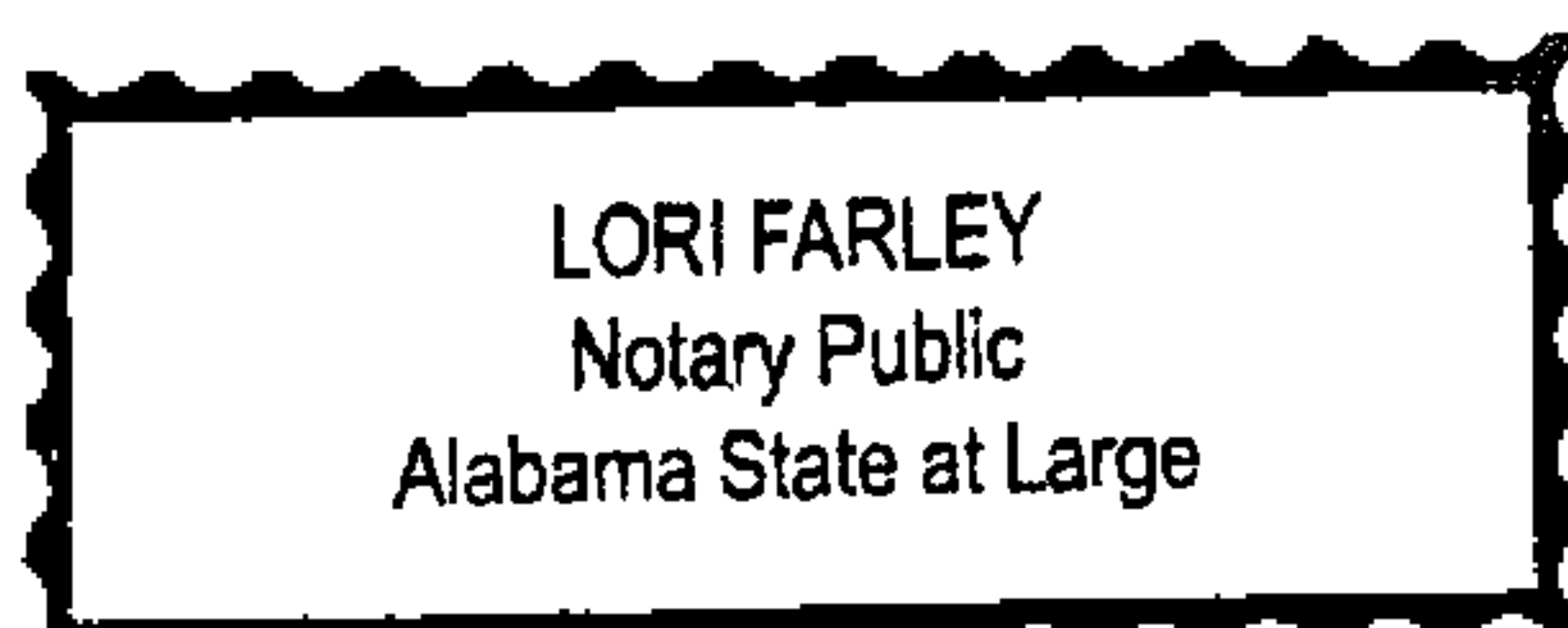


Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/17/2018 12:57:56 PM
\$172.00 CHERRY
20180417000128530

James W. Fuhrmeister

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wilma P. Whitaker, 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 16th day of April, 2018.



Lori Farley
NOTARY PUBLIC

My commission expires: 12/29/2021

My Commission Expires
December 29, 2021