

18-6669

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04/26/2018 12:29:13 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 Eighty Thousand Nine Hundred dollars and no/100 (\$180,900.00) 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

Victoria Tommer, a single woman, whose mailing address is:  
2084 Valleydale Road, Birmingham, 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: 225 Union Station Drive, Calera, AL 35040 to-wit:

**Lot 304, according to the Survey of Union Station, Phase III, as recorded in Map Book 47, Page 14, in the Probate Office of Shelby County, Alabama.**

**This property was not the homestead of the grantor or her spouse.**

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 Victoria Tommer by and through Cynthia P. Carter his attorney in fact Authorized Agent have hereunto set our hand(s) and seal(s) this 25 day of April, 2018.

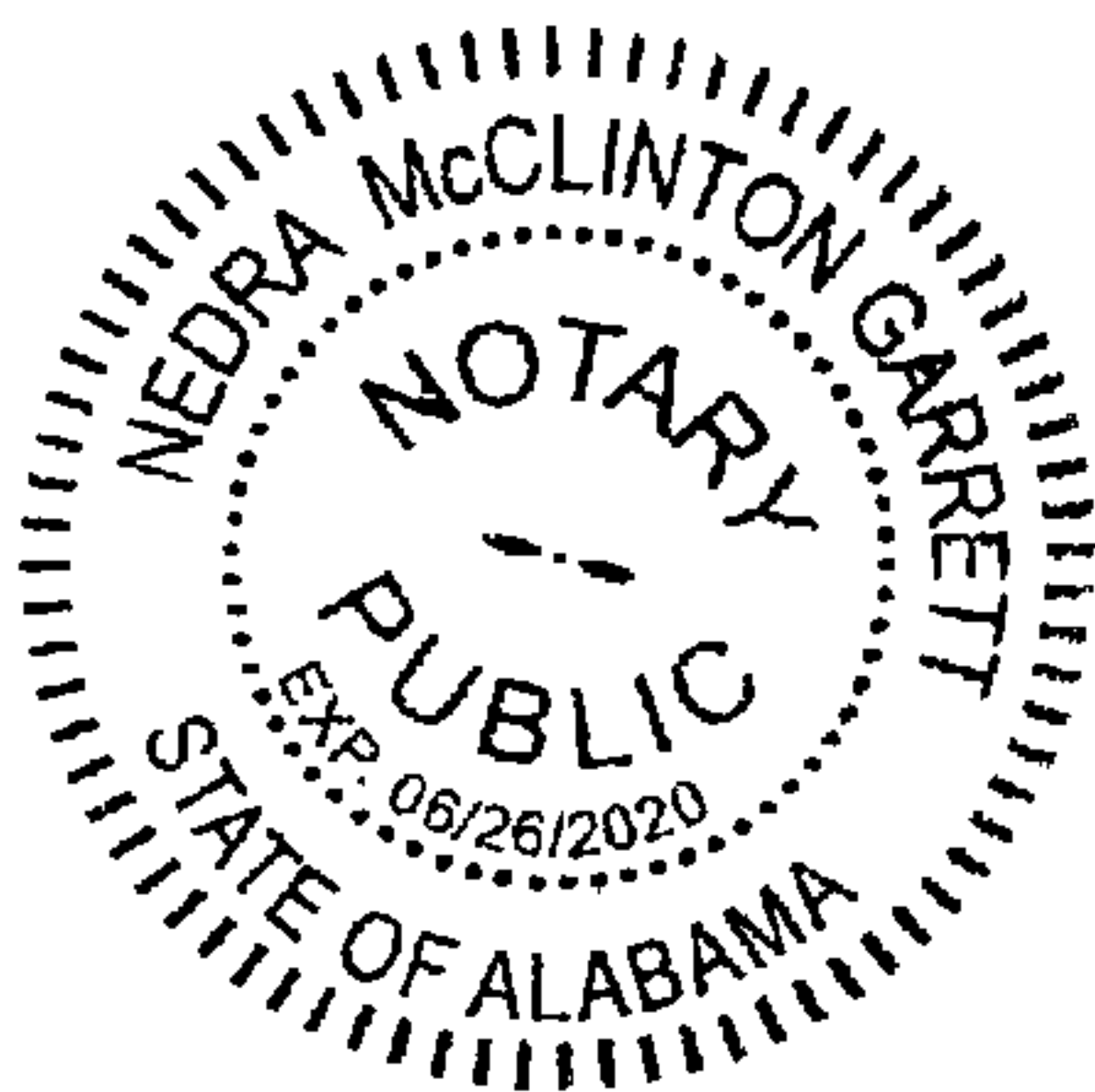
*Victoria Tommer by and through  
Cynthia P. Carter her Attorney in Fact*  
Victoria Tommer by and through Cynthia P. Carter  
her Attorney in fact

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Victoria Tommer by and through Cynthia P. Carter, as her Attorney in Fact** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of April, 2018.

*Nedra McClinton Garrett*  
NOTARY PUBLIC  
My commission expires: 6/26/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/26/2018 12:29:13 PM  
\$199.00 CHERRY  
20180426000141230

*James W. Fuhrmeister*