

20180501000147610  
05/01/2018 02:52:08 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-Eight Thousand dollars and no/100 (\$188,000.00) 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

**Stanwyk Real Estate Partners, LLC, whose mailing address is:**

5184 Caldwell Mill Rd, Ste 204 #162, 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: 205 Windstone Parkway, Chelsea, AL 35043 to-wit:

**Lot 20, according to the Survey of Windstone II Subdivision, as recorded in Map Book 25, Page 110, in the Office of the 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 Stanwyk Real Estate Partners, LLC by and through it's agent Allison Parker has hereunto set her hand(s) and seal(s) this 27<sup>th</sup> day of April, 2018.

Stanwyk Real Estate Partners, LLC

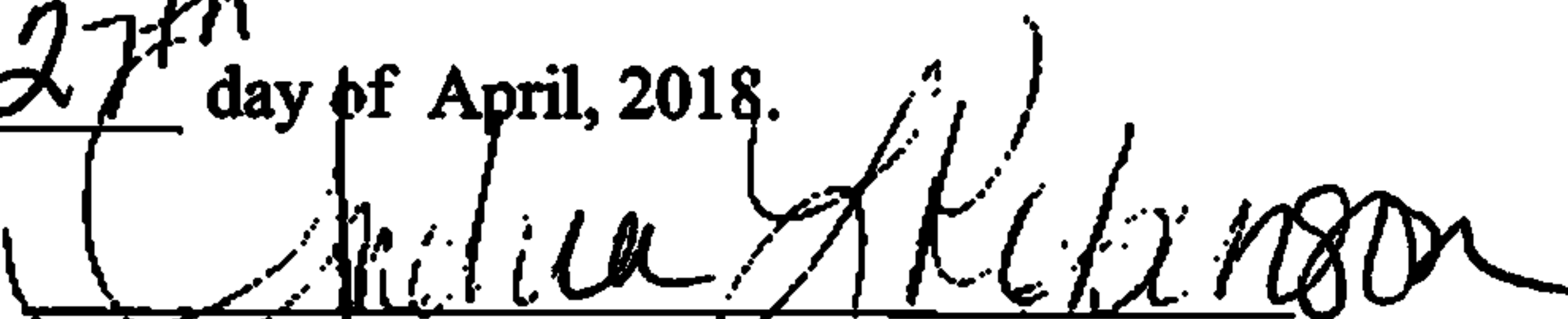
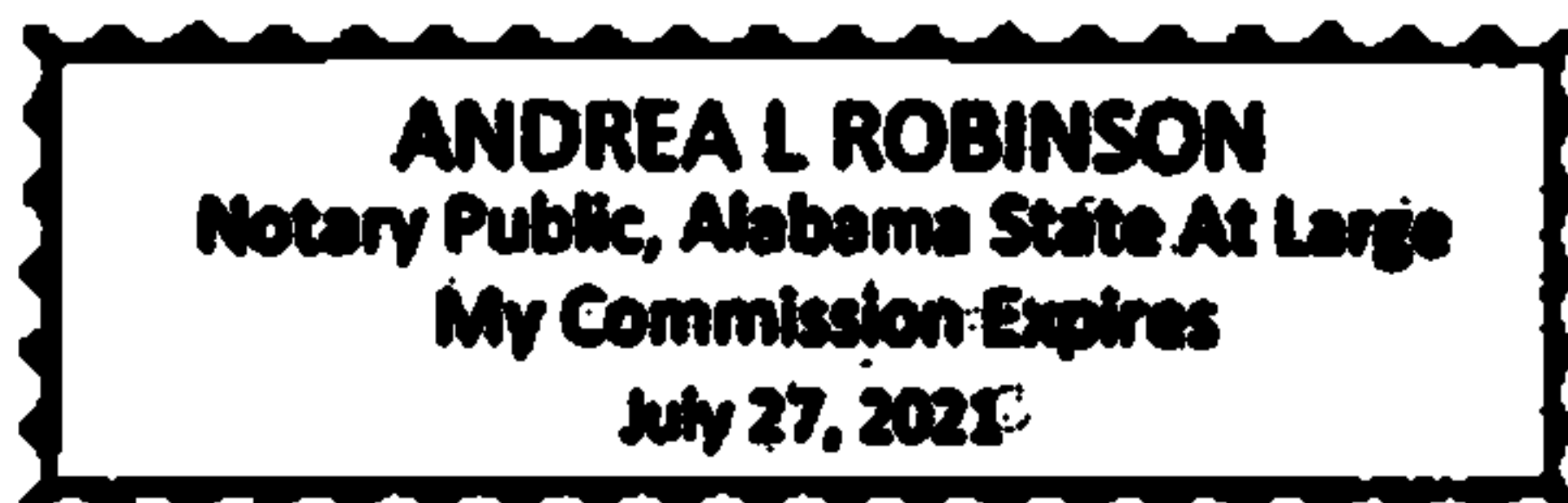


By and Through Allison Parker Acting in the Capacity  
As its Authorized Agent

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allison Parker, as Authorized Agent of Stanwyk Real Estate Partners, LLC is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his 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 this the 27<sup>th</sup> day of April, 2018.



NOTARY PUBLIC  
My commission expires: 7/27/21



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/01/2018 02:52:08 PM  
\$206.00 CHERRY  
20180501000147610

