

20180502000148240
05/02/2018 08:53:10 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 Seventy Thousand dollars and no/100 (\$170,000.00) 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

Patrick Reagan Denson and Margaret Upton Denson, Husband and Wife, whose mailing address is:
1114 Sequoia Trl, Alabaster, AL 35007

(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: 109 Rock Valley Road, Calera, AL 35040 to-wit:

Lot 15, according to the Survey of Rocky Ridge, Phase Two, as recorded in Map Book 27, Page 16, in the Office of the Judge of Probate 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 20th day of April, 2018.



Patrick Reagan Denson

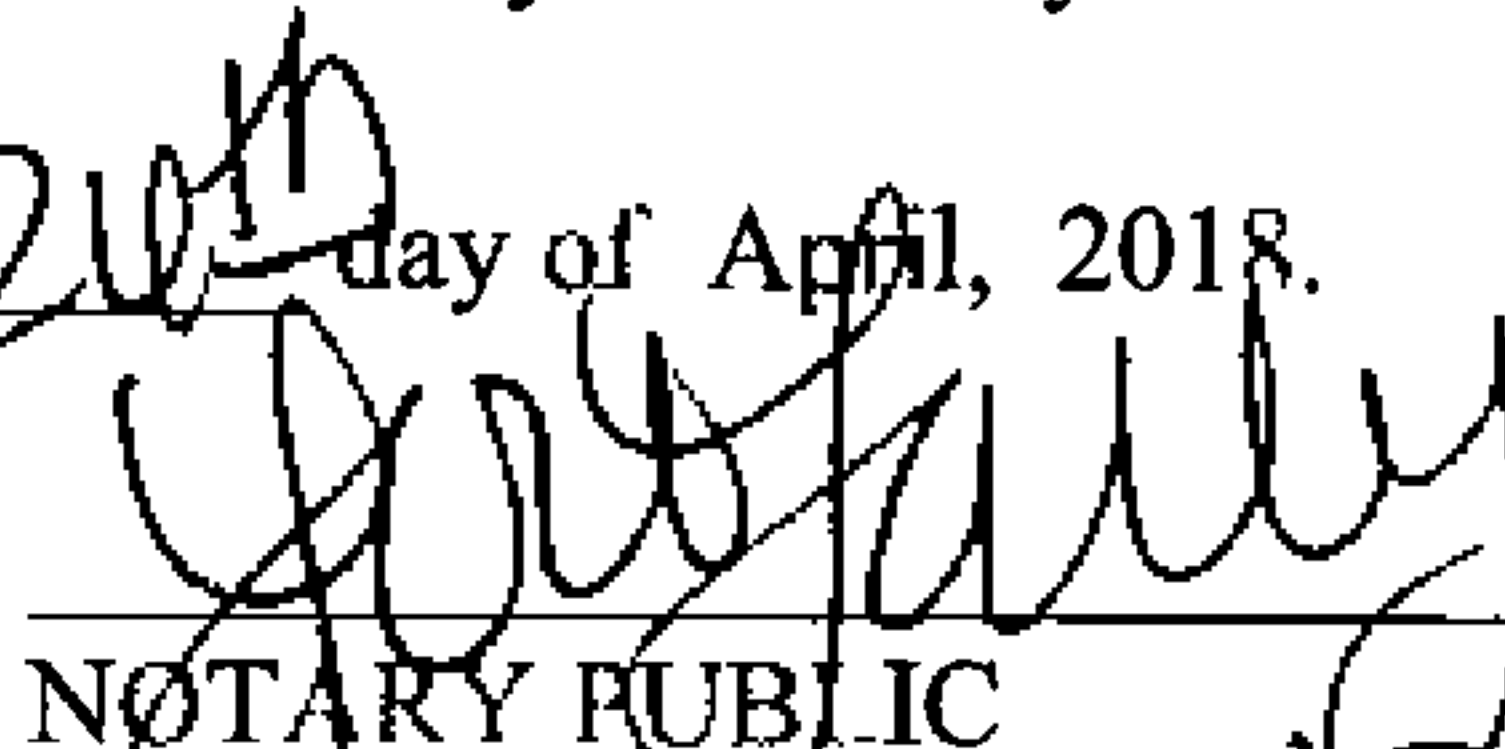


Margaret Upton Denson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick Reagan Denson and Margaret Upton Denson, 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 20th day of April, 2018.


NOTARY PUBLIC

My commission expires: 12/29/2021

LORI FARLEY
Notary Public
Alabama State at Large

My Commission Expires
December 29, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2018 08:53:10 AM
\$188.00 CHERRY
20180502000148240

