

20180502000149450
05/02/2018 02:45:13 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 Seventy-Three Thousand dollars and no/100 (\$173,000.00) 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

Gabriel Shpirer, a married woman and Isaschar Shpirer, a single person, 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: 213 Union Station Drive, Calera, AL 35040 to-wit:

Lot 301, 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 Gabriel Shpirer and Isaschar Shpirer by and through Cynthia P. Carter their attorney in fact Authorized Agent have hereunto set our hand(s) and seal(s) this 27th day of April, 2018.

*Gabriel Shpirer by and through
Cynthia P Carter her Attorney in Fact*

Gabriel Shpirer by and through Cynthia P. Carter
her Attorney in fact

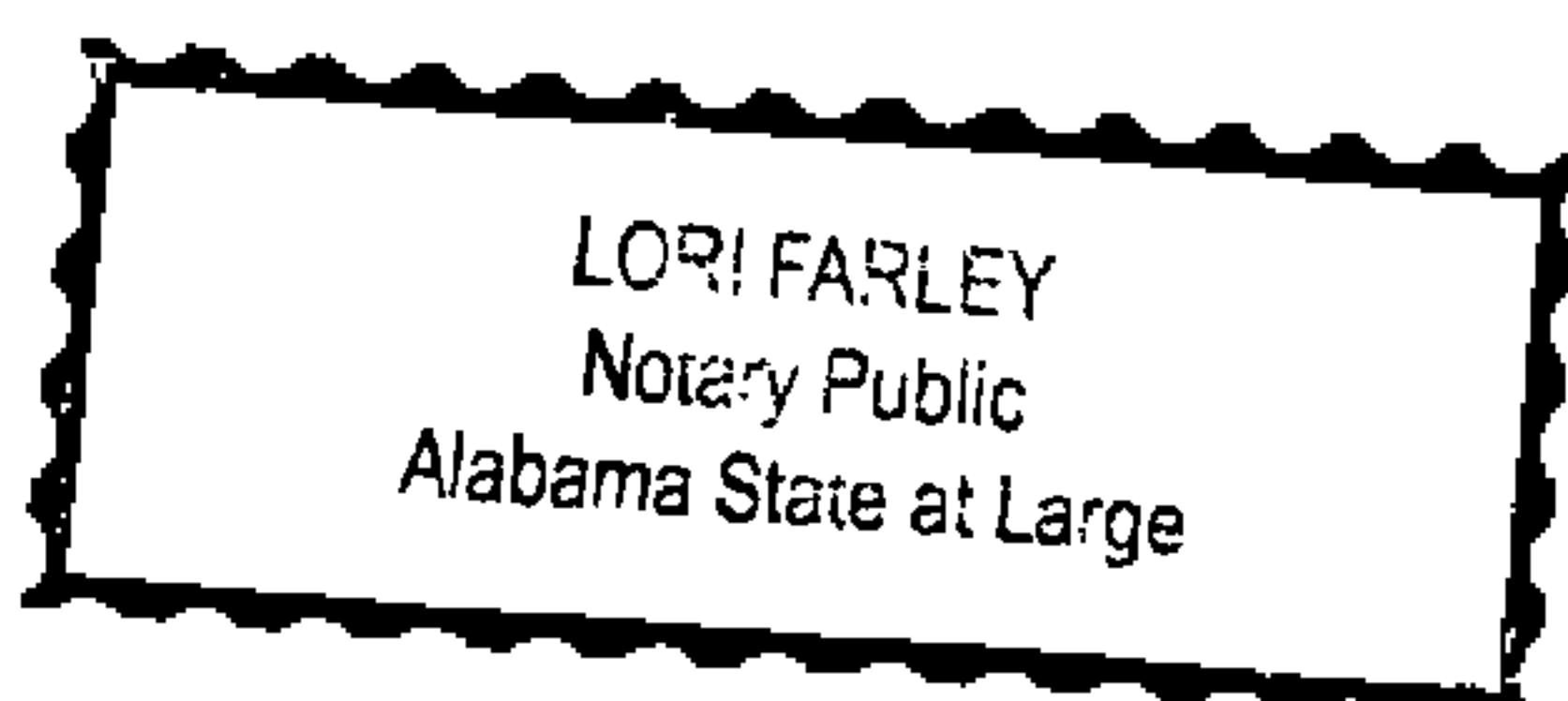
*Isaschar Shpirer by and through Cynthia P Carter
his Attorney in Fact*

Isaschar Shpirer by and through Cynthia P. Carter
his Attorney in fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

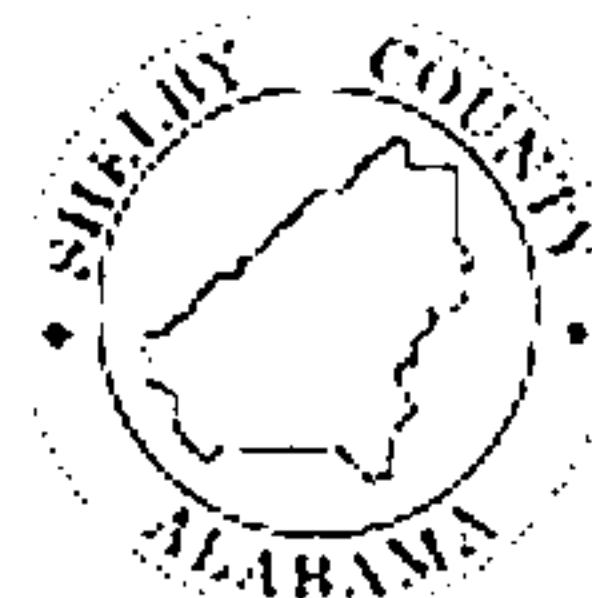
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Gabriel Shpirer and Isaschar Shpirer by and through Cynthia P. Carter, as their Attorney in Fact** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 27th day of April, 2018.



Lori Farley
NOTARY PUBLIC
My commission expires: 12/29/2021

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 02:45:13 PM
\$191.00 CHERRY
20180502000149450

J.W. Fuhrmeister