

20180611000204720
06/11/2018 09:54:07 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-Eight Thousand dollars and no/100 (\$178,000.00) 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 Road, Suite 204-162, 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: 2613 Bridlewood Circle, Helena, AL 35080 to-wit:

Lot 7, according to the Survey of Dearing Downs, 12th Addition, 2nd Phase, as recorded in Map Book 16, Page 17, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

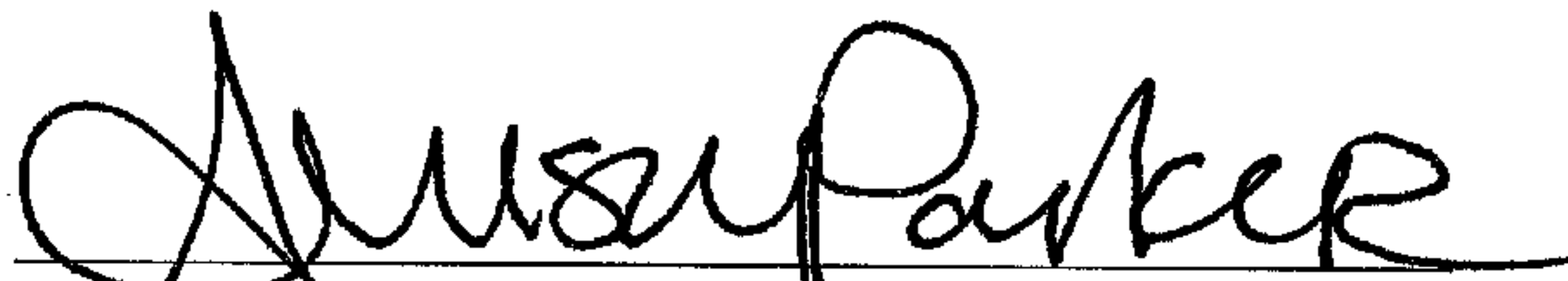
Subject to: All easements, restrictions and rights of way of record.

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 8th day of June, 2018.

Stanwyk Real Estate Partners, LLC

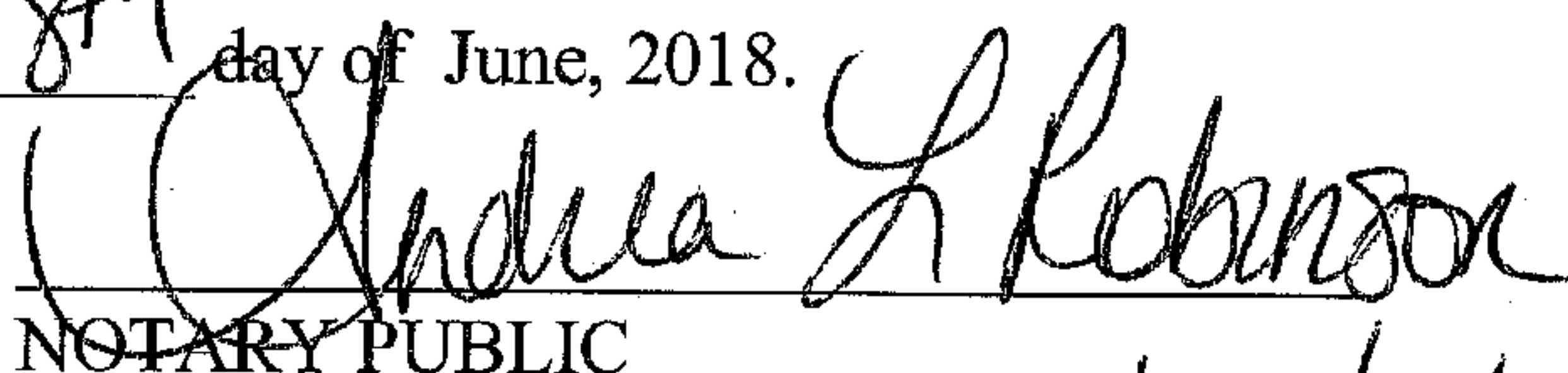


By and Through Allison Parker Acting in the Capacity
As its Authorized Agent

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 8th day of June, 2018.


NOTARY PUBLIC

My commission expires: 7/27/21

ANDREA L ROBINSON
Notary Public, Alabama State At Large
My Commission Expires
July 27, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/11/2018 09:54:07 AM
\$196.00 CHERRY
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