

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 Twenty-Six Thousand Nine Hundred dollars and no/100 (\$126,900.00) 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

**Felipe Ferrer, as Trustee and not personally under the provisions of a trust agreement dated 2/24/2003, known as Trust Number 851 Meriweather Dr, Calera, State of Alabama, whose mailing address is:**

**1678 Montgomery Hwy #104, Ste 333, Hoover, AL 35216**

(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: 851 Meriweather Drive, Calera, AL 35040 to-wit:

**Lot 35, according to the map and survey of the Final Plat of Meriweather, Sector 3, as recorded in Map Book 26, Page 103, 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 Trust Number 851 Meriweather Dr, Calera, State of Alabama dated 02/24/2003 by Felipe Ferrer, as Trustee has hereunto set our hand(s) and seal(s) this 21<sup>st</sup> day of September, 2018.

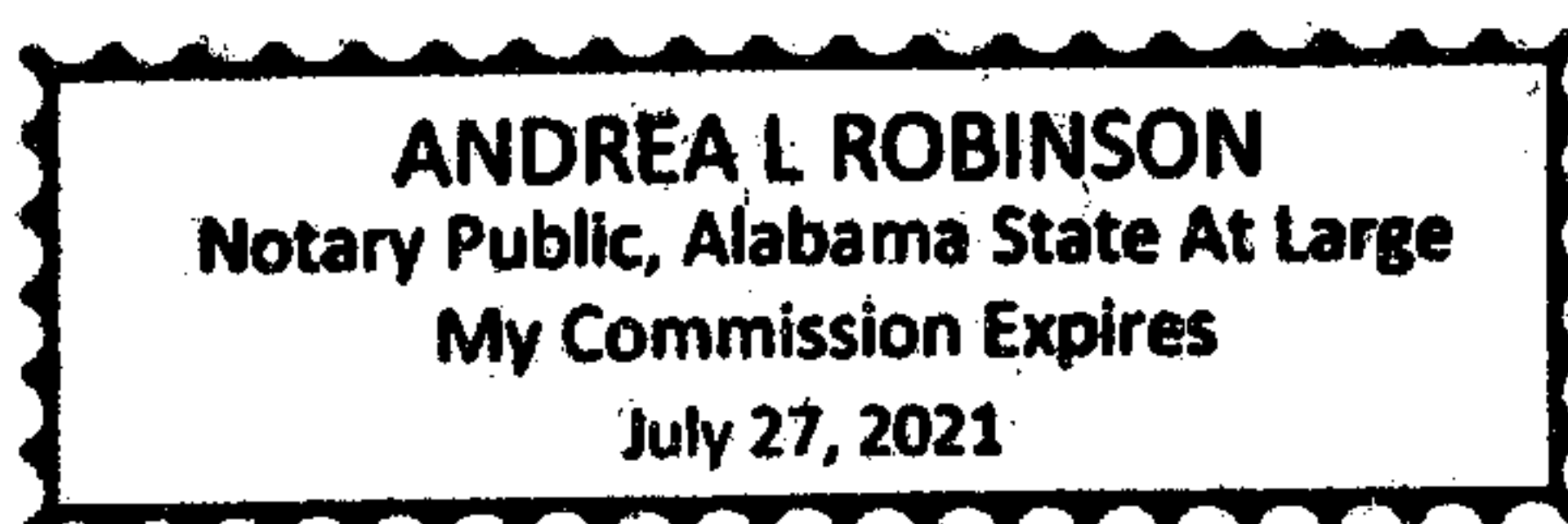
Trust Number 851 Meriweather Dr, Calera, State of Alabama, dated 02/24/2003

  
By Felipe Ferrer, Trustee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Felipe Ferrer** as **Trustee for Trust Number 851 Meriweather Dr, Calera, State of Alabama, dated 02/24/2003** 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 corporation.

Given under my hand and official seal this the 21<sup>st</sup> day of September, 2018.



  
NOTARY PUBLIC

My commission expires: 7/27/21



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/26/2018 09:29:47 AM  
\$145.00 CHERRY  
20180926000342670

*Allen S. Bayl*