

This Instrument Prepared By:
First Integrity Title Company
3141 Walnut Street, Suite 101
Denver, CO 80205
(720)907-0288

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Thousand Four Hundred And No/100 DOLLARS (\$200,400.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Donovan Rentals, LLC** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Cerberus SFR Holdings III, L.P., a Delaware limited partnership** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

Lot 244 according to the Survey of Willow Oaks, as recorded in Map Book 38 Page 137, in the Probate Office of Shelby County, Alabama

BEING the same which Donovan Builders, LLC and Jack A. Donovan and his wife, Michelle Donovan by Deed dated December 13, 2018 and recorded December 19, 2018 in the County of Shelby, State of Alabama in 20181219000443110 conveyed unto Donovan Rentals, LLC.

For Informational Purposes Only:
Parcel Identification Number: 16 2 04 1 002 030.000

For information purposes only: 221 Willow View Cir, Westover, AL 35186

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTOR do covenant with the said GRANTEE, its heirs and assigns, that it are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 24 day of July, 2019.

Donovan Rentals, LLC

BY: Michelle Donovan
Michelle Donovan as Managing Member

STATE OF Alabama

County OF Shelby

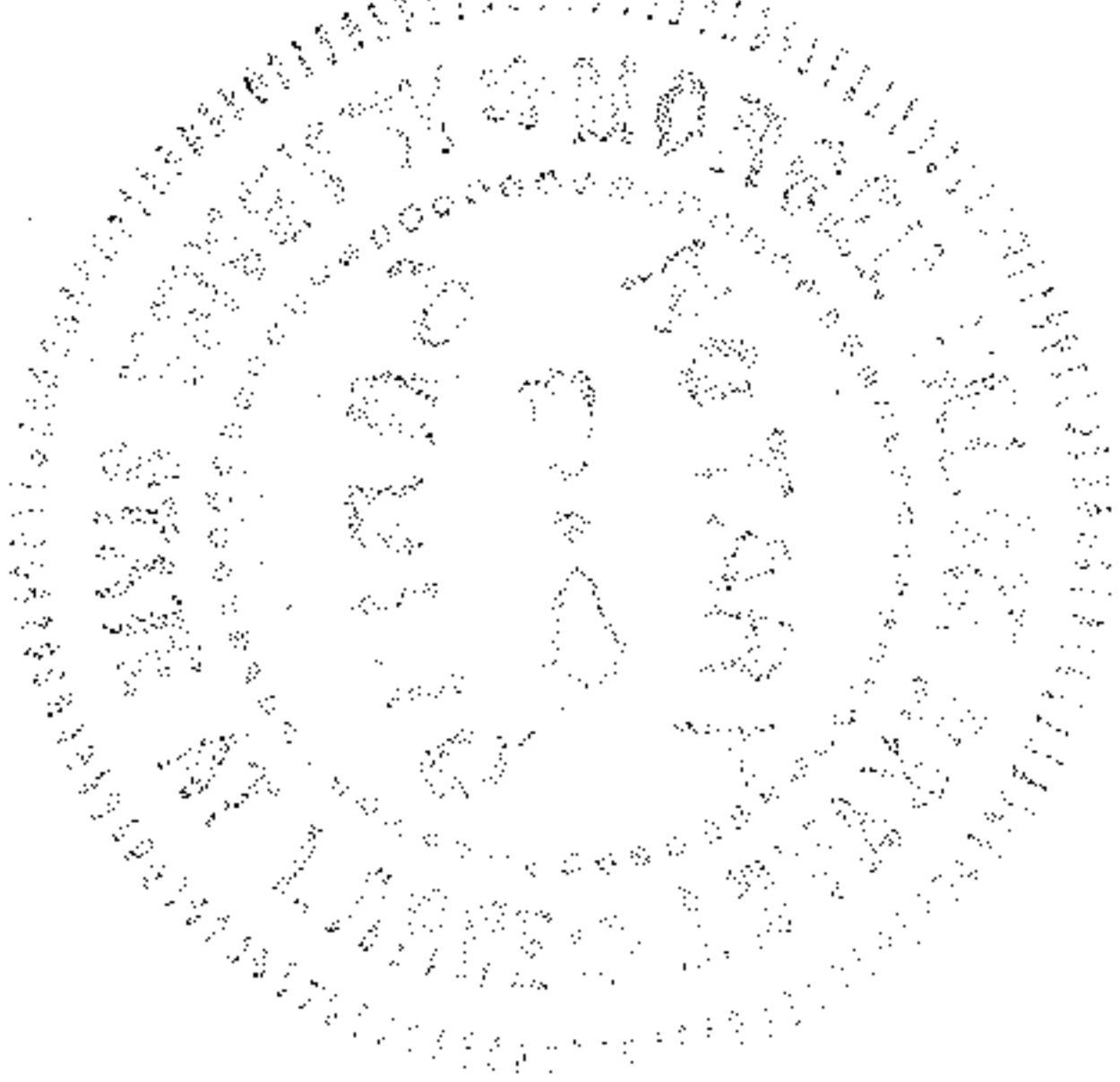
I, Morgan Bryant, a Notary Public for the County of Shelby and State of Alabama, do hereby certify that Michelle Donovan as Managing Member of Donovan Rentals, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24 of July, 2019.

Morgan Kelsie Bryant
Notary Public

My Commission Expires: 08/18/20

(SEAL)



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Donovan Rentals, LLC

Mailing Address: 221 Willow View Cir
Westover, AL 35186
3590 B Hwy 31 S PMB#178
Pelham, AL 35124

Property Address: 221 Willow View Cir
Westover, AL 35186

Grantee's Name:	Cerberus SFR Holdings III, L.P., a Delaware limited partnership
Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Date of Sale:	July 26, 2019
Actual Value:	\$0.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
 ☐ Appraisal
☒ Sales Contract
 ☐ Other: _____
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

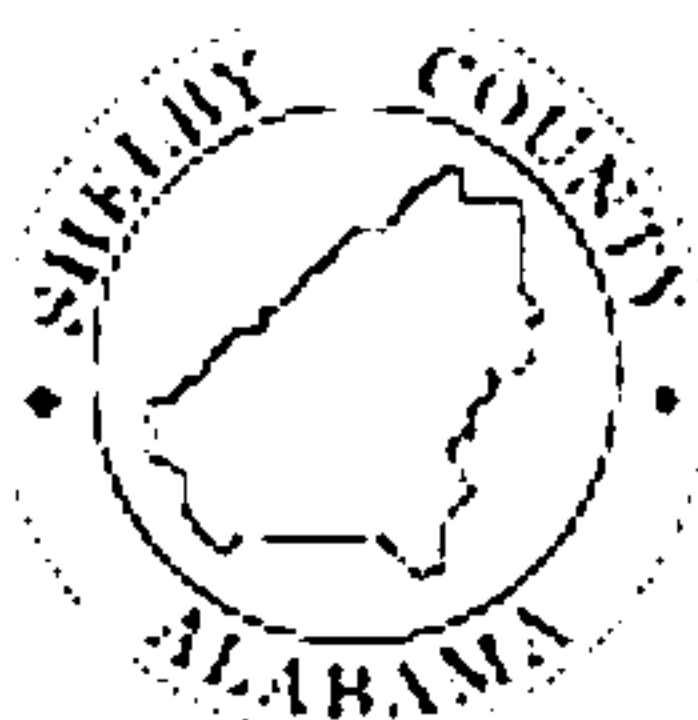
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 7/24/19

_____ Unattested _____
(verified by)

Print: Michelle Dohovan

Sign: Michelle
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2019 01:21:14 PM
\$221.50 CHARITY
20190726000269200

Allin S. Beryl