

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

WARRANTY DEED

STATE OF ALABAMA

STATE OF Shelby
County

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Sixty-Eight Thousand And No/100 DOLLARS (\$168,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Heather Sanders and Joshua R. Sanders** (herein referred to as GRANTORS), 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 95, according to the Map and Survey of Forest Lakes Sector 2, Phase 2, as recorded in Map Book 29, Page 127, in the Judge of Probate Office of Shelby County, Alabama.

BEING the same which Donney Mattox, an unmarried man by Deed dated November 25, 2013 and recorded December 6, 2013 in the County of Shelby, State of Alabama in 20131206000472850 conveyed unto Joshua R. Sanders and Sara Abigail Southerland, for and during their joint lives and upon death of either, then to the survivor of them in fee simple.

For Informational Purposes Only:

Parcel Identification Number: 09 5 22 0 004 030.000

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 GRANTORS do covenant with the said GRANTEE, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTORS 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 25th day of July, 2019.


Heather Sanders


Joshua R. Sanders

STATE OF Alabama

State OF

Alabama county of Shelby
Shelby

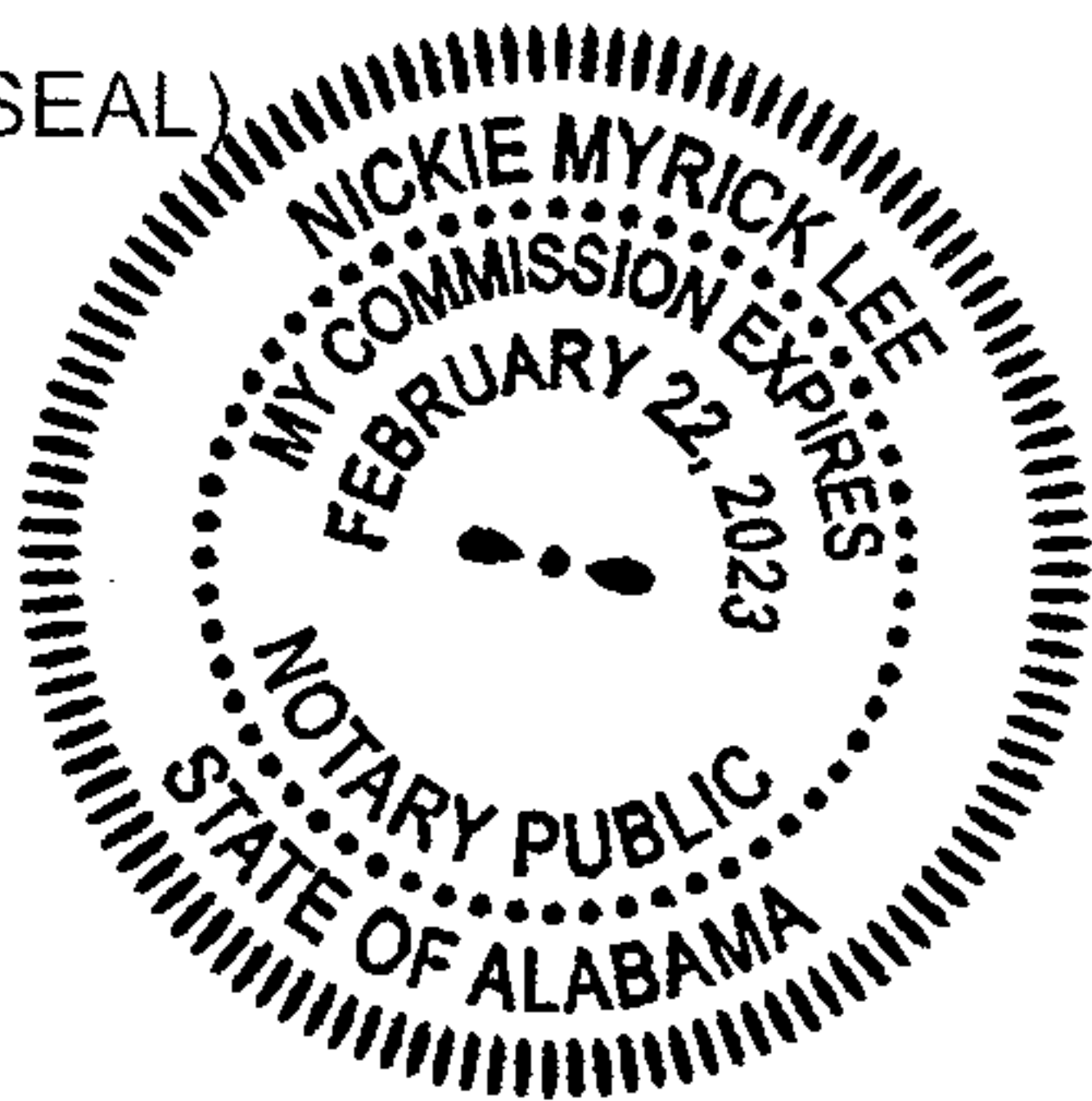
I, NICKIE MYRICK LEE, a Notary Public for the County of and State of Alabama, do hereby certify that Heather Sanders and Joshua R. Sanders personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th of July, 2019.

Nickie Myrick Lee
Notary Public

My Commission Expires:

(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:	Heather Sanders and Joshua R. Sanders	Grantee's Name:	Cerberus SFR Holdings III, L.P., a Delaware limited partnership
Mailing Address:	2234 Forest Lakes Ln Chelsea, AL 35147	Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Property Address:	2234 Forest Lakes Ln Chelsea, AL 35147	Date of Sale:	July 30, 2019
		Total Purchase Price:	\$168,000.00

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.

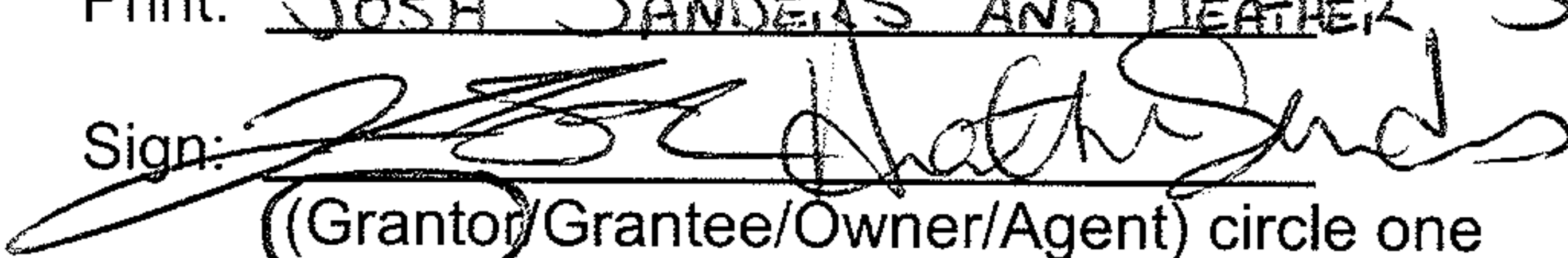
Property address - the physical address of the property being conveyed, if available.

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

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: _____
____ Unattested _____
(verified by)

Print: JOSH SANDERS AND HEATHER SANDERS
Sign: 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2019 02:15:27 PM
\$189.00 CHERRY
20190730000273770

Allen S. Bayl