

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Ten Thousand Five Hundred Sixty And No/100 DOLLARS (\$110,560.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. I, **Rachel Globetti Baker who acquired title as Rachel Globotti Baker** (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 17, according to the Final Plat of Meriweather, Sector 4, as recorded in Map Book 29, Page 93, in the Probate Office of Shelby County, Alabama.

BEING the same which William Leight and Tabatha Leight, husband and wife by Deed dated May 5, 2017 and recorded May 10, 2017 in the County of Shelby, State of Alabama in 20170510000163100 conveyed unto Rachel Globotti Baker.

For Informational Purposes Only:
Parcel Identification Number: 28 4 20 1 001 016.075

Also known by street and number as: 640 Meriweather Dr, Calera, AL 35040
Parcel Identification Number: 28 4 20 1 001 016.075

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 does covenant with the said GRANTEE, her heirs and assigns, that she is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that she 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 I have hereunto set my hands and seals, this 29th day of July, 2019.

Rachel Globetti Baker who acquired title
as Rachel Globetti Baker

Rachel Globetti Baker who acquired title as
Rachel Globetti Baker

STATE OF Alabama

State OF

Shelby

I, Ray West a Notary Public for the County of Shelby and State of Alabama,
do hereby certify that **Rachel Globetti Baker** personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30 of July, 2019.

Ray West
Notary Public

My Commission Expires:

(SEAL)

RAY WEST
Notary Public
Alabama - State at Large
My Commission Expires 8-2-2020

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Rachel Globetti Baker who acquired title as Rachel Globotti Baker

Mailing Address: 640 Meriweather Dr
Calera, AL 35040

Property Address: 640 Meriweather Dr
Calera, AL 35040

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 29, 2019
Total Purchase Price: \$110,560.00

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

☒ Sales Contract

☐ Closing Statement
- ☐ Appraisal

☐ Other: _____

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: 7/26/19

Unattested (verified by)

Rachel Globetti Baker who acquired as

Print: Rachel Globetti Baker

Rachel Globetti Baker who acquired title as Rachel Globotti Baker

Sign: Rachel Globetti Baker

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/31/2019 08:42:02 AM
\$132.00 CHERRY
20190731000274260

Allen S. Bayl