

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 Forty-Two Thousand And No/100 DOLLARS (\$142,000.00)** 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, **Bobby R. Williams and Meredith H. Williams, for and during their joint lives and upon death of either of them to the survivor of them in fee simple** (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 48, according to the Survey of Ridgecrest Subdivision Phase One Sector Two, as recorded in Map Book 37, Page 43, in the Probate Office of Shelby County, Alabama.

BEING the same which M.H. Builders, LLC by Deed dated April 26, 2007 and recorded May 3, 2007 in the County of Shelby, State of Alabama in 20070503000204820 conveyed unto Bobby R. Williams and Meredith H. Williams, for and during their joint lives and upon death of either of them, then to the survivor of them in fee simple.

For Informational Purposes Only:
Parcel Identification Number: 35 1 02 0 003 048.000

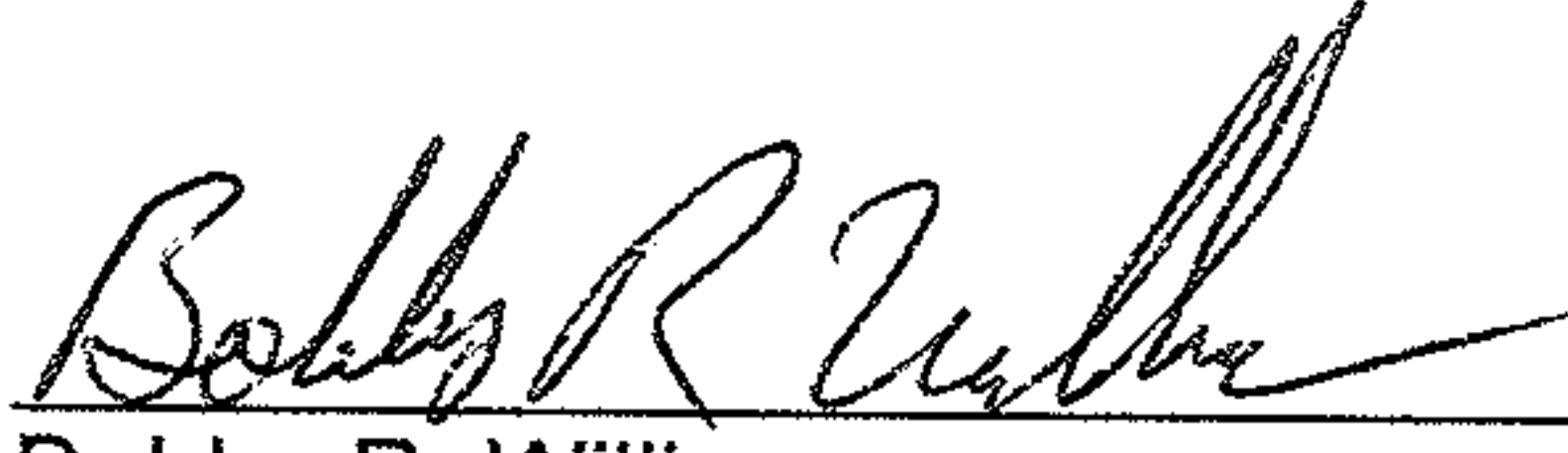
Also known by street and number as: 120 Ridgecrest Rd, Calera, AL 35040
Parcel Identification Number: 35 1 02 0 003 048.000

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.

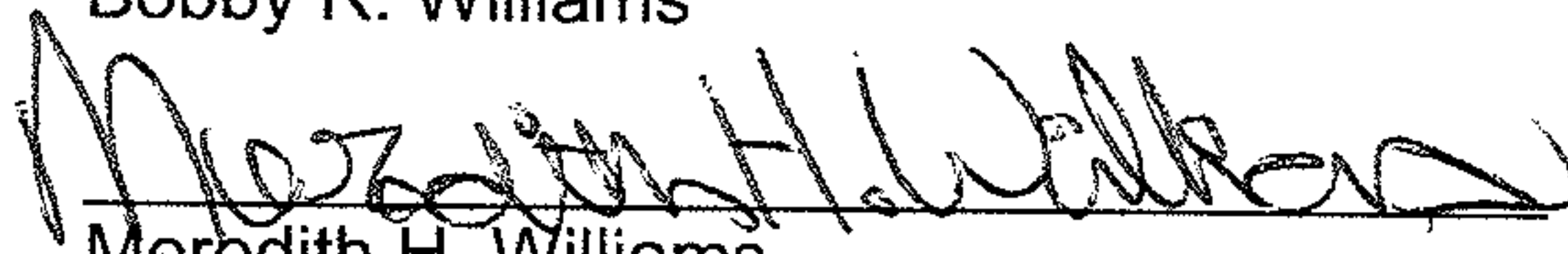
TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

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 29th day of July 2019.



Bobby R. Williams



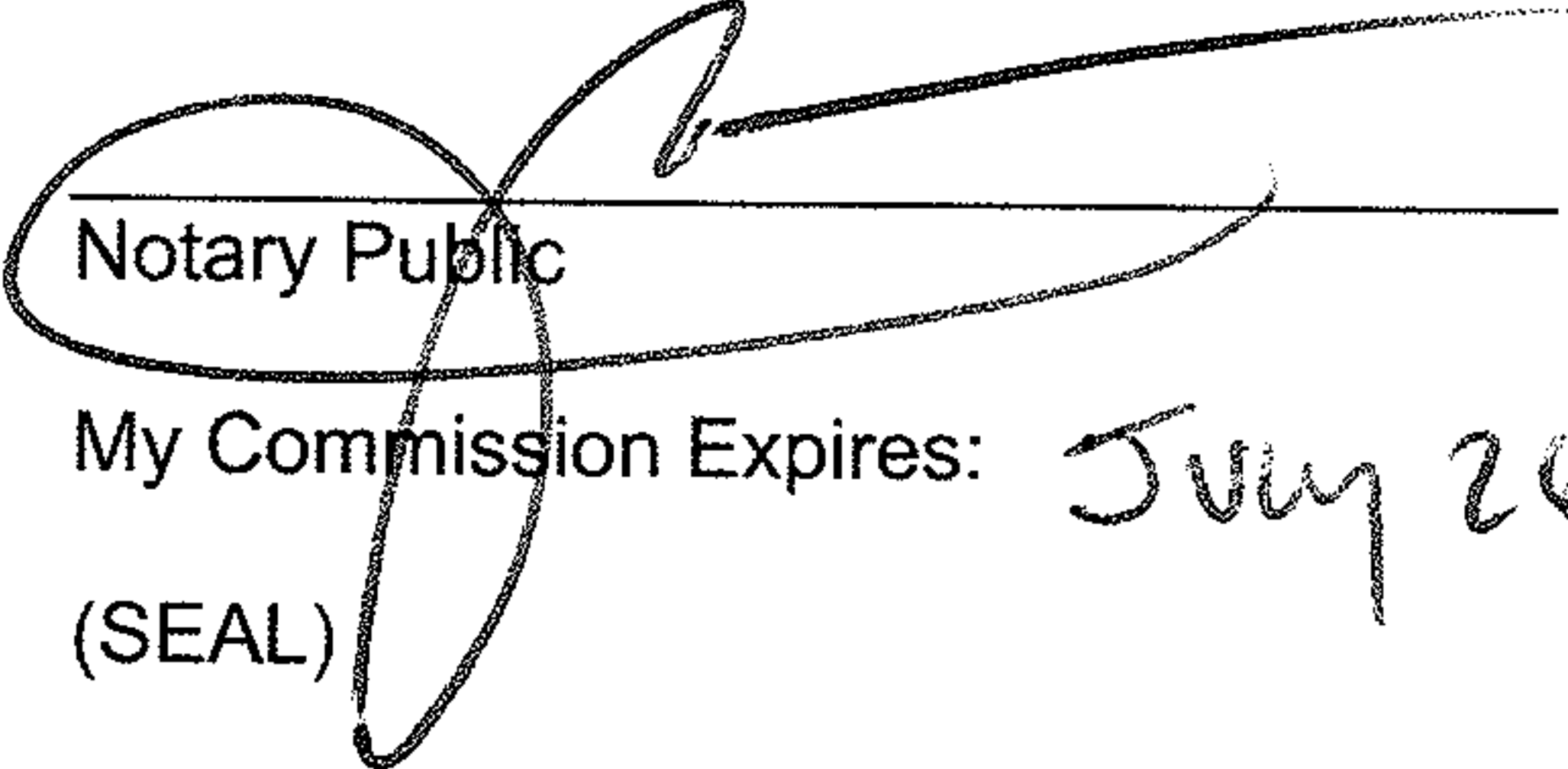
Meredith H. Williams

STATE OF Alabama

State OF STHELBY

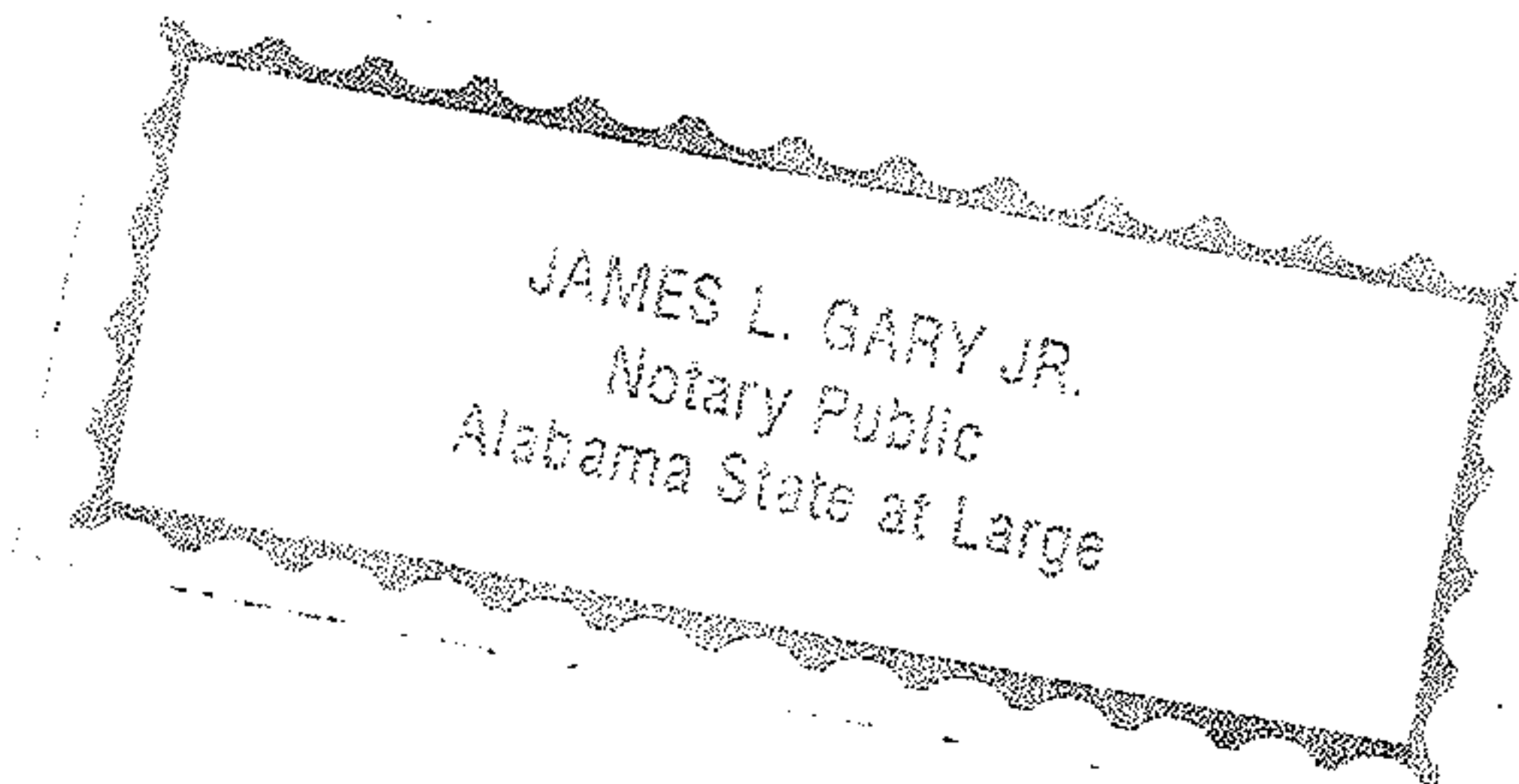
I, James L. Gary Jr., a Notary Public for the County of _____ and State of Alabama, do hereby certify that Bobby R. Williams and Meredith H. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29 of July, 2019.


Notary Public

My Commission Expires: July 26, 2023

(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: Bobby R. Williams and Meredith H. Williams
Mailing Address: 136B Marketplace Circle Ste 303
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

Property Address: 120 Ridgcrest Rd
Calera, AL 35040

Date of Sale: July 31, 2019
Total Purchase Price: \$142,000.00

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
☒ 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.

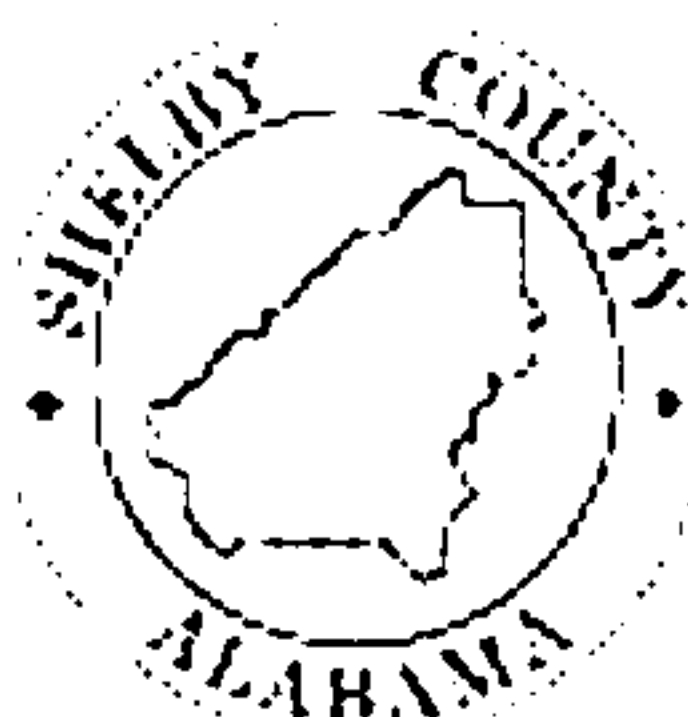
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 1-24-14

_____ Unattested _____
(verified by)

Print: Edith H. Williams

Sign: Elizabeth H. Williams
(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 03:33:12 PM
\$163.00 CATHY
20190731000275680

Allen S. Bayal
108-1914260-S