

20190802000278820
08/02/2019 01:43:50 PM
DEEDS 1/3

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 Thirty-Eight Thousand And No/100 DOLLARS (\$138,000.00)** 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, **Chari Chamblin** (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 38, according to the final plat of Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in the Probate Office of Shelby County, Alabama.

BEING the same which Fannie Mae aka Federal National Mortgage Association, a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact by Deed dated June 7, 2011 and recorded June 17, 2011 in the County of Shelby, State of Alabama in 20110617000179180 conveyed unto Chari Chamblin.

For Informational Purposes Only:

Parcel Identification Number: 28 3 06 0 004 010.000

Also known by street and number as: 256 Stonecreek PI, Calera, AL 35040

Parcel Identification Number: 28 3 06 0 004 010.000

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 GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that he 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 30th day of July 2019.

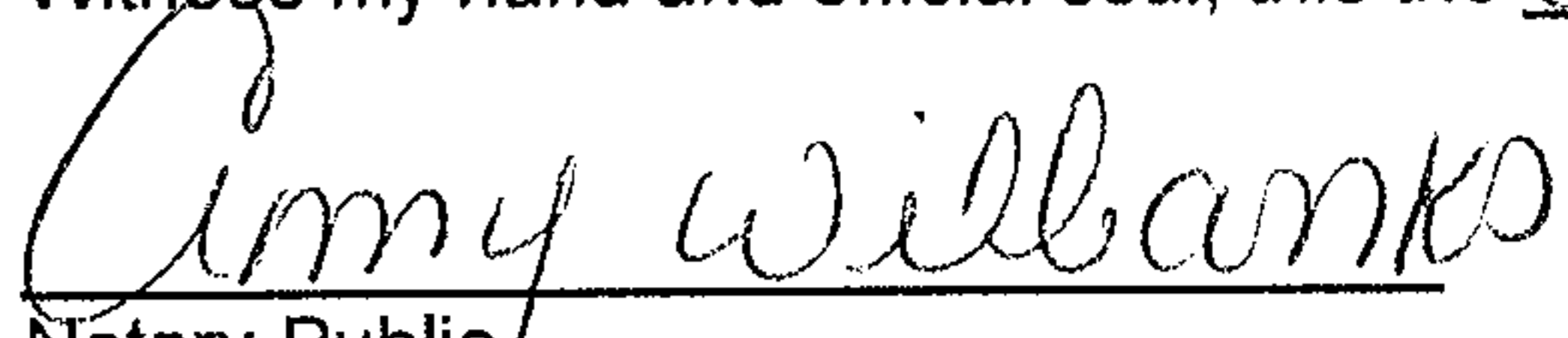

Chari Chamblin

STATE OF Alabama

State OF Alabama

I, Amy Wilbanks, Notary Public for the County of Shelby and State of Alabama, do hereby certify that Chari Chamblin 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.


Notary Public

My Commission Expires: 7-7-2021

(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: Chari Chamblin
 Mailing Address: 256 Stonecreek Pl
 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: 256 Stonecreek Pl
 Calera, AL 35040

Date of Sale: August 2, 2019
 Total Purchase Price: \$138,000.00

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: 7-30-19
 _____ Unattested _____
 (verified by)

Print: Chari Chamblin
 Sign: [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/02/2019 01:43:50 PM
 \$159.00 CHARITY
 20190802000278820

Allen S. Bayl