

This Instrument Prepared By:
Kyle England, Esq.
Bar ID No. 5936-N87Z
SPAETH & DOYLE LLP
3141 Walnut Street, #101
Denver, CO 80205

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Seventy-Nine Thousand Nine Hundred And No/100 DOLLARS (\$179,900.00)** 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, **David T. Hickey and Elia P. Hickey, as joint tenants with rights of survivorship** (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 21, according to the Survey of Kensington Place, Phase I, Sector I, as recorded in Map Book 37, page 147, in the Probate Office of Shelby County, Alabama. Together with the right of ingress and egress granted in that certain Grant of Temporary Access Easement recorded in Instrument 20061227000626720, in said Probate Office.

BEING the same which D. R. Horton, Inc. by Deed dated March 25, 2009 and recorded April 10, 2009 in the County of Shelby, State of Alabama in 20090410000133950 conveyed unto David T. Hickey and Elia P. Hickey, as joint tenants with rights of survivorship.

For Informational Purposes Only:
Parcel Identification Number: 22-8-34-4-004-010.000

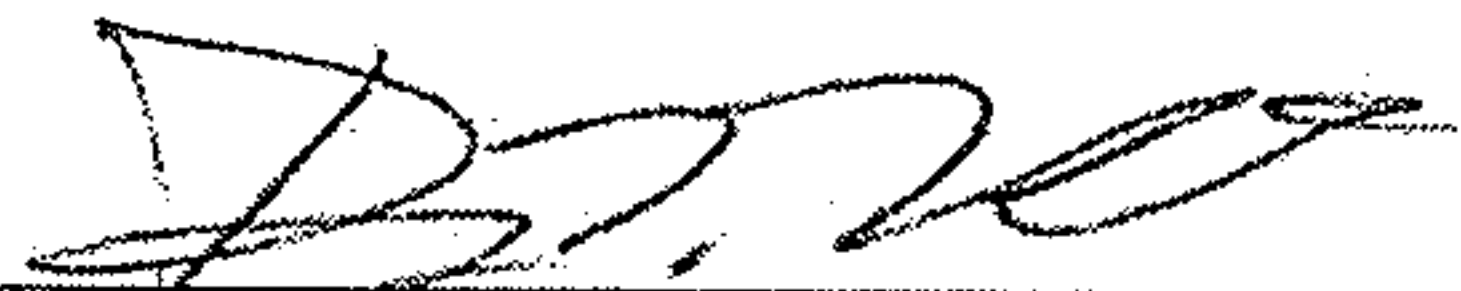
Also known by street and number as: 2045 Kensington Court, Calera, AL 35040
Parcel Identification Number: 22 8 34 4 004 010.000

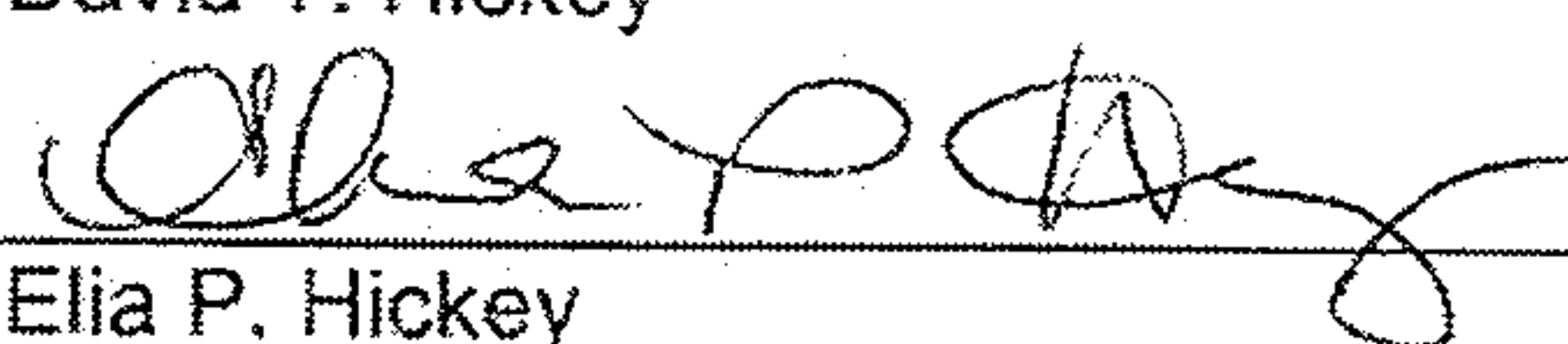
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said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

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

And 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 9th day of August, 2019.



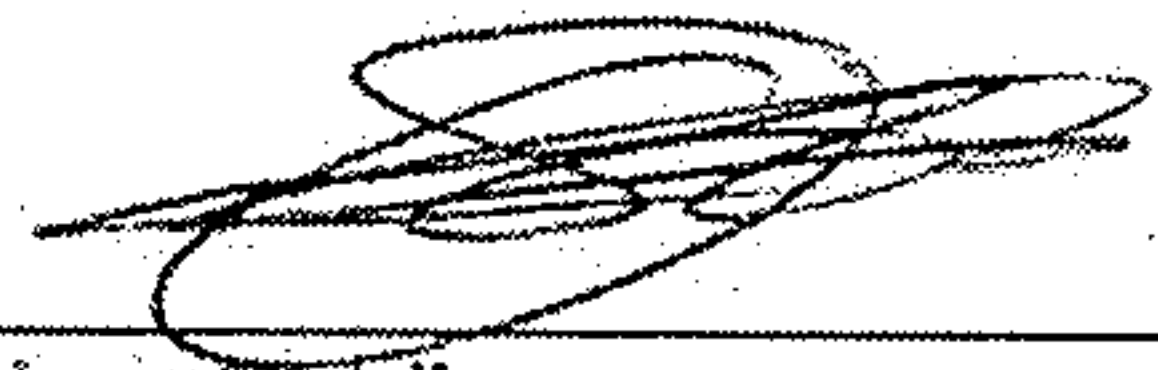
David T. Hickey


Elia P. Hickey

STATE OF ALABAMA

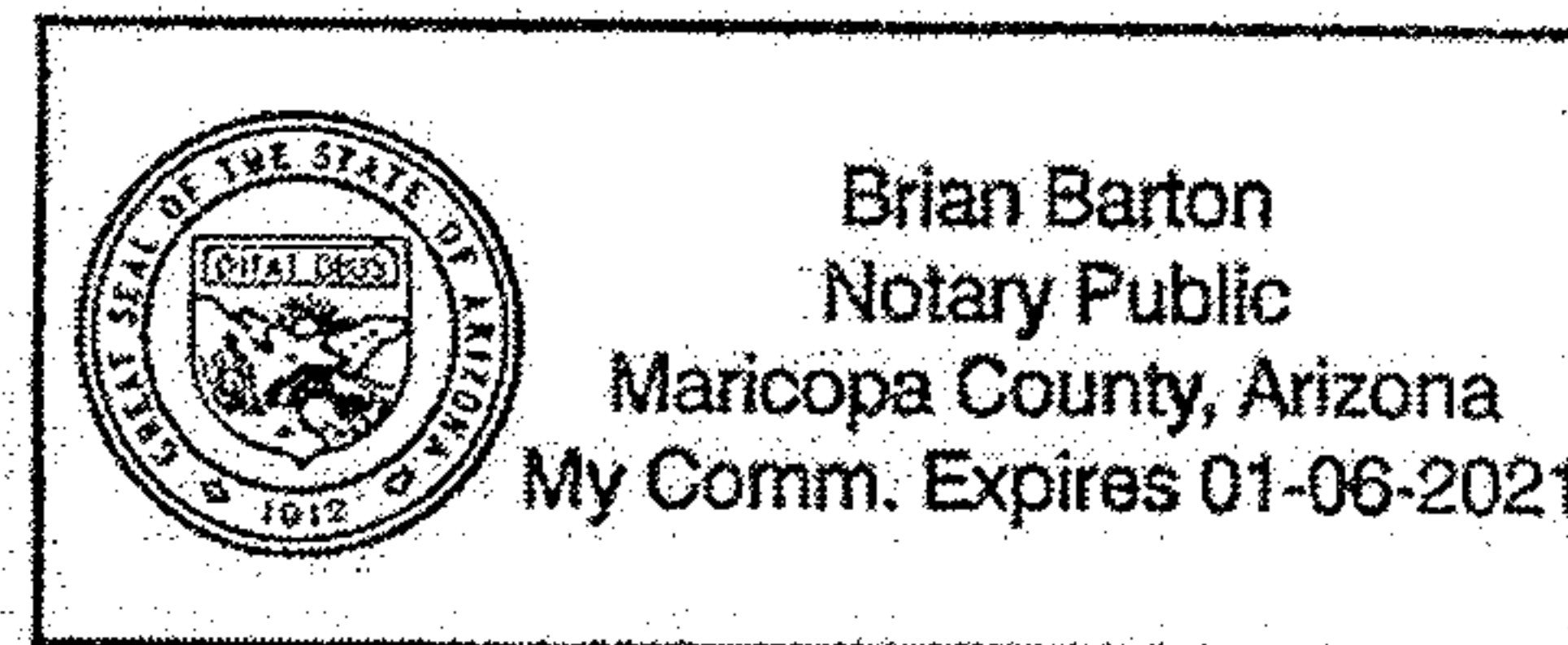
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 9 day of August, 2019, by David T. Hickey and Elia P. Hickey



Notary Public

Witness my hand and official seal.
My Commission Expires: 1/6/2021



REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: David T. Hickey and Elia P. Hickey

Grantee's Name: Cerberus SFR Holdings III, L.P., a
Delaware limited partnershipMailing Address: 11066 W. Virginia Ave
Avondale, AZ 85323Mailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067Property Address: 2045 Kensington Court
Calera, AL 35040Date of Sale: August 13, 2019
Total Purchase Price: \$179,900.00

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: 8.9.19Print: David T. Hickey

____ Unattested _____

Sign: [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/14/2019 09:29:25 AM
 \$201.00 CHERRY
 20190814000294430

Allen S. Bayl