

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 Eighty-Seven Thousand And No/100 DOLLARS (\$187,000.00)** 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, **Marilyn Elliott, an unmarried women** (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 26, according to the survey of Ivy Brook, Phase One, as recorded in Map Book 18, page 21, Shelby County, Alabama.

BEING the same which Jacob Bain and Jennifer Bain by Deed dated February 28, 2014 and recorded March 26, 2014 in the County of Shelby, State of Alabama in 20140326000084820 conveyed unto Marilyn Elliott.

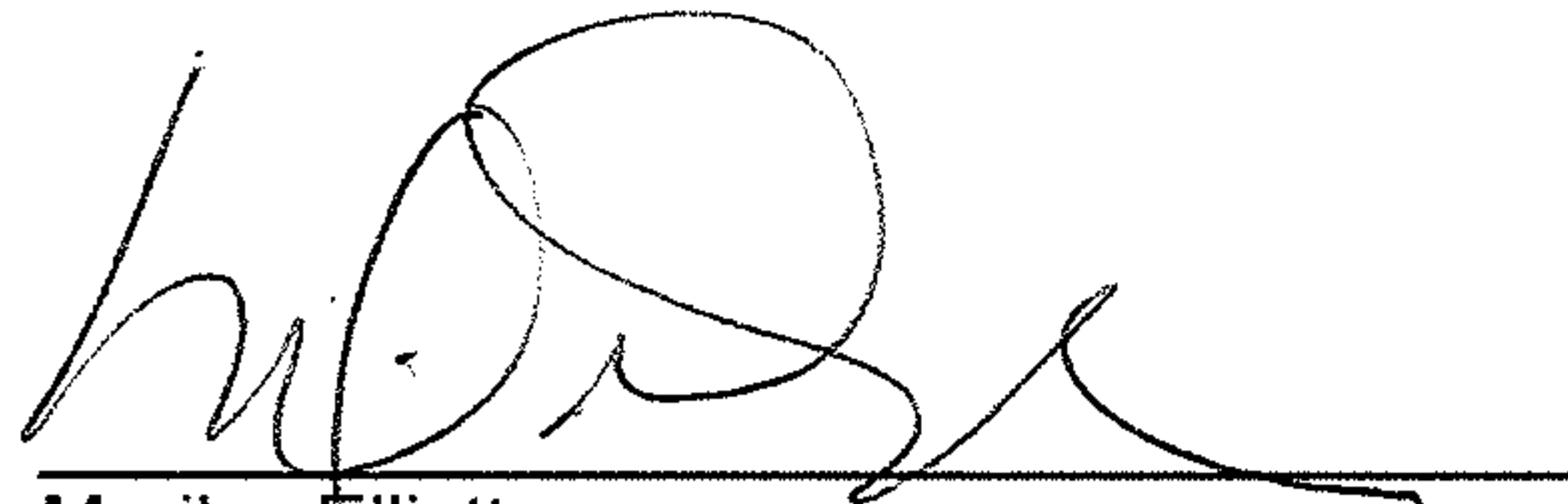
Also known by street and number as: 111 Meadow View Cir, Pelham, AL 35124
Parcel Identification Number: 13 6 23 1 003 026.000

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, 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.

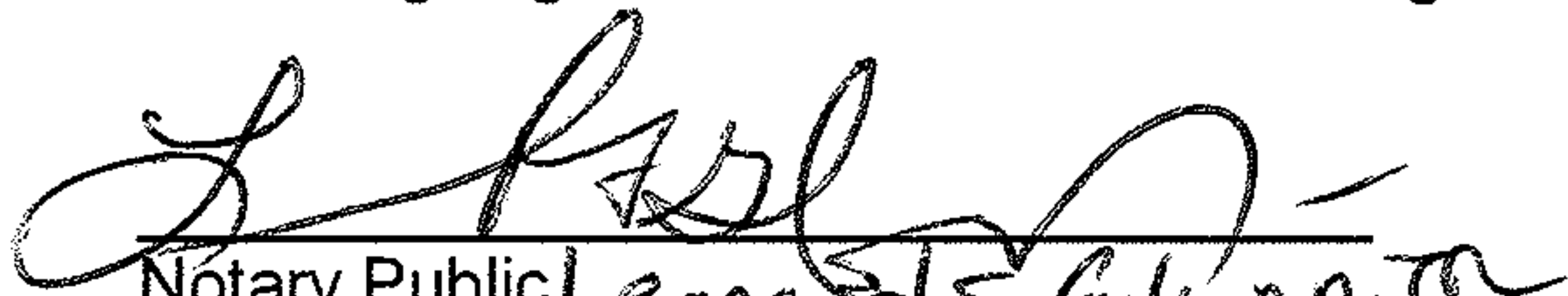
IN WITNESS WHEREOF I have hereunto set my hands and seals, this 19th day of August, 2019.


Marilyn Elliott

STATE OF ALABAMA

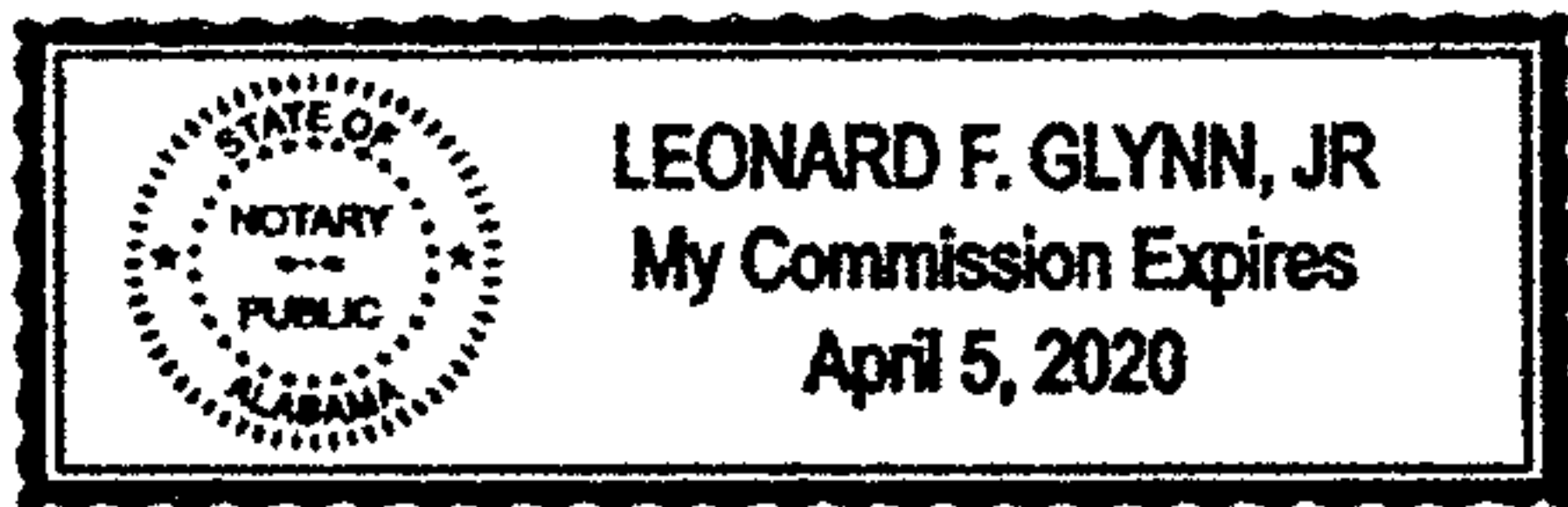
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 19TH day of August, 2019, by Marilyn Elliott


Notary Public Leonard F. Glynn, Jr.

Witness my hand and official seal.

My Commission Expires: 02/05/2020



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Marilyn Elliott
Mailing Address: 2960 Pelham Pkwy.,
111 Meadow View Cir Unit 690
Pelham, AL 35124

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: 111 Meadow View Cir
Pelham, AL 35124

Date of Sale: August 21, 2019
Total Purchase Price: \$187,000.00

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: 8/19/19
Unattested
(verified by)

Print: Marilyn Elliott
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
08/22/2019 09:21:35 AM
\$208.00 CHERRY
20190822000307550

Allen S. Bayl