

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 Ninety Thousand And No/100 DOLLARS (\$190,000.00)** 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, **Thomas Scott Borland, II** (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 430, according to the Map and Survey of Wyndham, Rockhampton Sector, as recorded in Map Book 23, page 39, in the Probate Office of Shelby County, Alabama.

BEING the same which Jeremy R. Mitchler and Wendie W. Mitchler, husband and wife by Deed dated May 29, 2013 and recorded July 9, 2013 in the County of Shelby, State of Alabama in 2013278260 conveyed unto Thomas Scott Borland, II.

For Informational Purposes Only:
Parcel Identification Number: 13 5 22 3 003 075.000

Also known by street and number as: 8032 Rockhampton Circle, Helena, AL 35080
Parcel Identification Number: 13 5 22 3 003 075.000

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 21 day of August, 2019.

Thomas Scott Borland II
Thomas Scott Borland, II

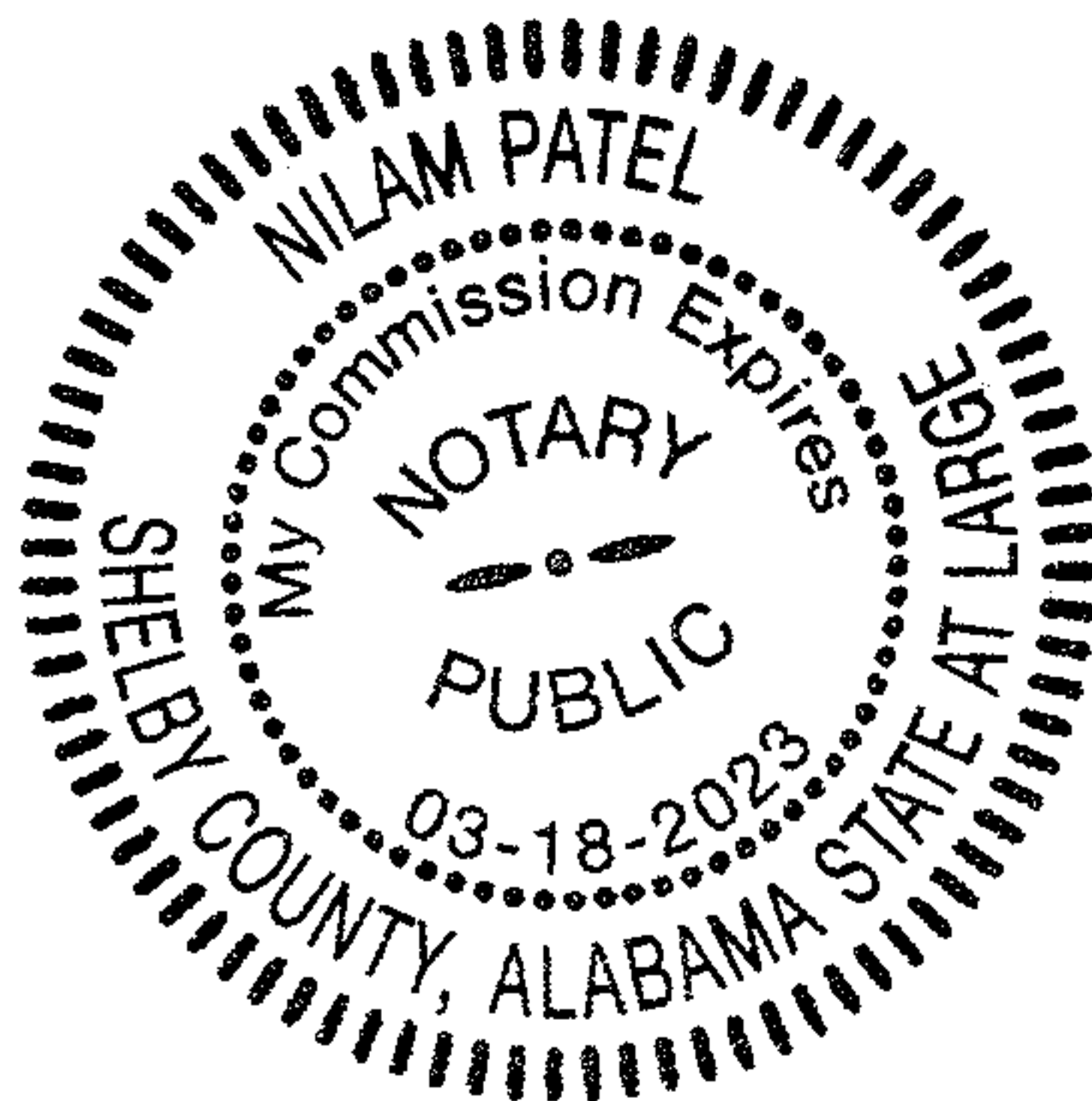
STATE OF ALABAMA

COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 21 day of August, 2019, by Thomas Scott Borland, II

Nilam Patel
Notary Public

Witness my hand and official seal.
My Commission Expires: 3/18/2023



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Thomas Scott Borland, II

Mailing Address: 8032 Rockhampton Circle
Helena, AL 35080

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: 8032 Rockhampton Circle
Helena, AL 35080

Date of Sale: August 26, 2019
Total Purchase Price: \$190,000.00

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: August 21, 2019

_____ Unattested _____
(verified by)

Print: Thomas Scott Borland II
Sign: Thomas Scott Borland II
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2019 08:39:24 AM
\$211.00 CHARITY
20190827000314160

Allen S. Beyer