

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-Two Thousand And No/100 DOLLARS (\$172,000.00)** 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, **Steven James McLemore and Sarah V. McLemore** (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 108, according to the Survey of Camden Cove, Sector 4, as recorded in Map Book 28, Page 128, in the Probate Office of Shelby County, Alabama.

BEING the same which Gardner Builders, LLC by Deed dated December 9, 2002 and recorded January 2, 2003 in the County of Shelby, State of Alabama in 20030102000002490 conveyed unto Steven James McLemore and Sarah V. McLemore, as joint tenants of survivorship.

For Informational Purposes Only:
Parcel Identification Number: 28 5 16 2 003 034.000

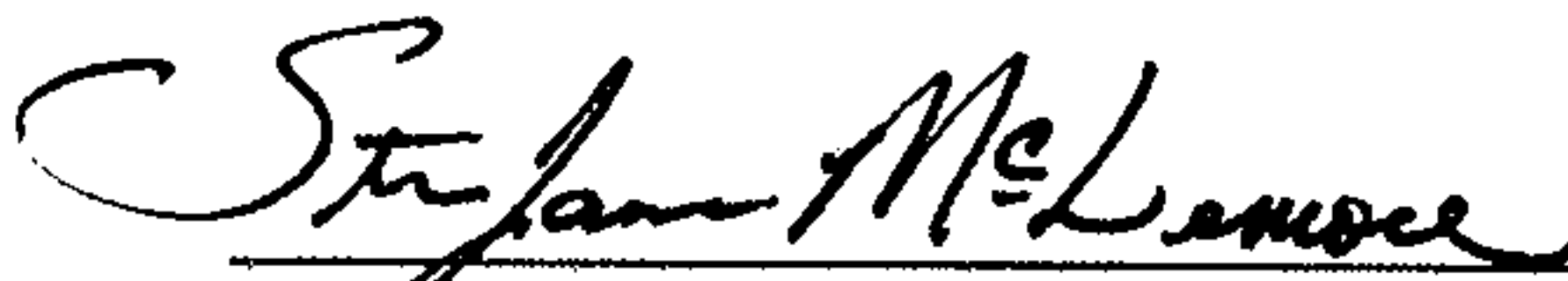
Also known by street and number as: 200 Camden Lake Drive, Calera, AL 35040
Parcel Identification Number: 28 5 16 2 003 034.000

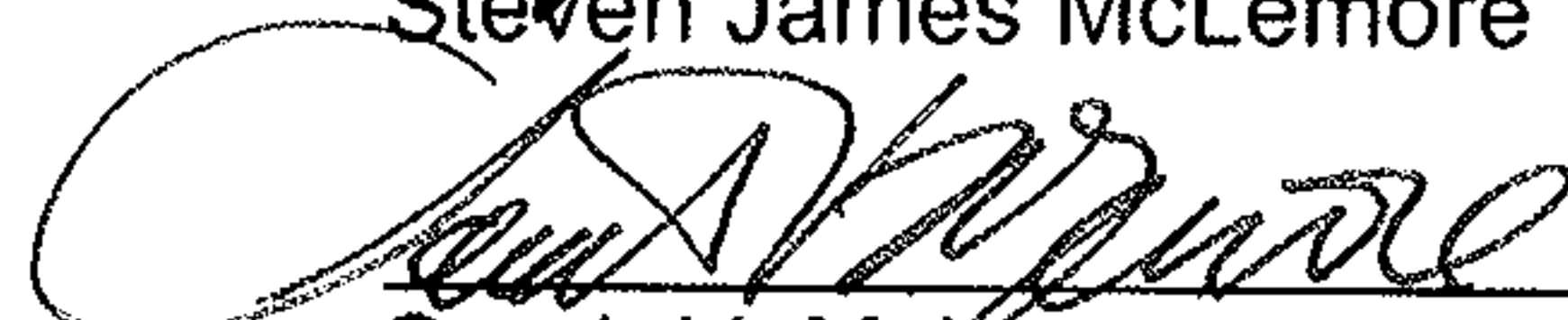
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said 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 27 day of August, 2019.



Steven James McLemore


Sarah V. McLemore

STATE OF ALABAMA

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 27th day of August, 2019, by Steven James McLemore and Sarah V. McLemore



Notary Public

Witness my hand and official seal.
My Commission Expires:

My Commission Expires
July 5, 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:	Steven James McLemore and Sarah V. McLemore	Grantee's Name:	Cerberus SFR Holdings III, L.P., a Delaware limited partnership
Mailing Address:	200 Camden Lake Drive Calera, AL 35040	Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Property Address:	200 Camden Lake Drive Calera, AL 35040	Date of Sale:	August 29, 2019
		Actual Value:	\$0.00

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.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: 8/27/19

☒ Unattested _____
(verified by)

Print: PATRICK METCALF

Sign: Patrick Metcalf
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2019 10:25:39 AM
\$193.00 CATHY
20190830000321360

Allen S. Bayl