

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 Sixty-Nine Thousand Nine Hundred And No/100 DOLLARS (\$169,900.00)** 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, **Sheila Shepherd** (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 Spring Gate, Sector One, Phase Three, as recorded in Map Book 20, Page 82, in the Probate Office of Shelby County, Alabama

BEING the same which JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC by Deed dated March 20, 2009 and recorded May 12, 2009 in the County of Shelby, State of Alabama in 20090512000179220 conveyed unto Sheila Shepherd.

For Informational Purposes Only:
Parcel Identification Number: 13 7 26 4 001 002.027

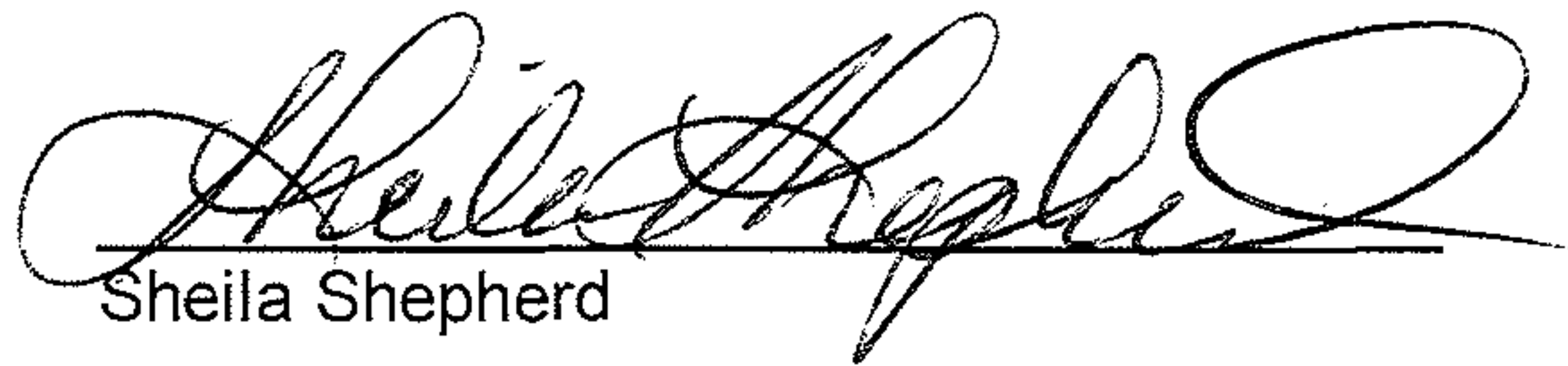
Also known by street and number as: 1186 King Arthur Ct, Alabaster, AL 35007
Parcel Identification Number: 13 7 26 4 001 002.027

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.

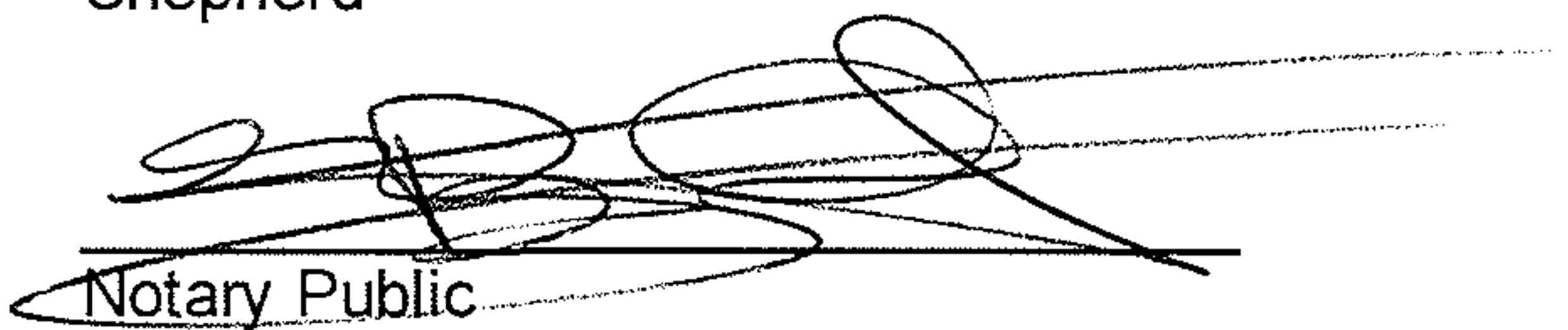
IN WITNESS WHEREOF I have hereunto set my hands and seals, this 18 day of September, 2019.


Sheila Shepherd

STATE OF ALABAMA

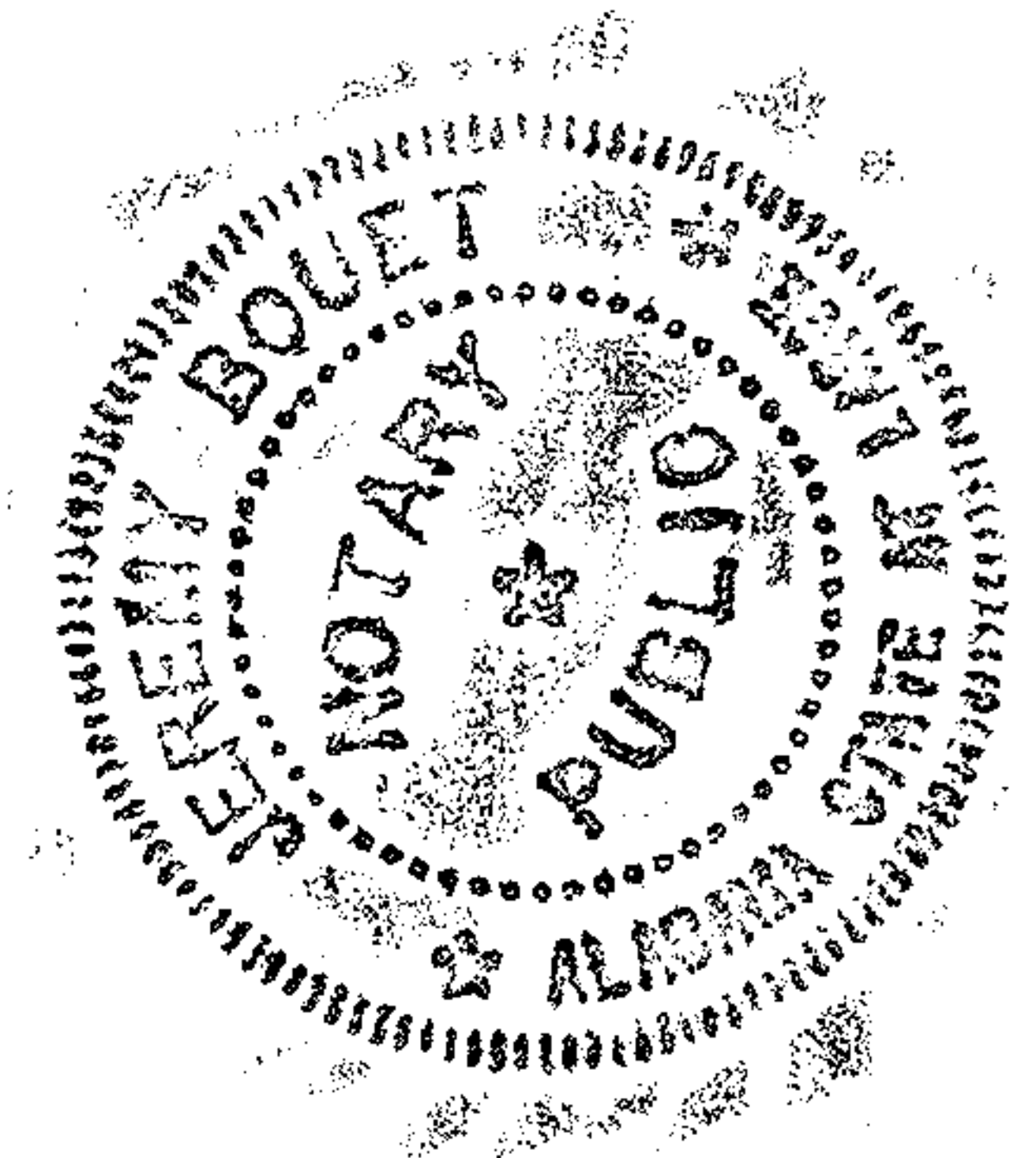
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 18 day of September, 2019, by Sheila Shepherd


Notary Public

Witness my hand and official seal.
My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 26, 2022



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

Grantor's Name: Sheila Shepherd
 Mailing Address: 1186 King Arthur Ct
 Alabaster, AL 35007

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: 1186 King Arthur Ct
 Alabaster, AL 35007

Date of Sale: September 20, 2019
 Total Purchase Price: \$169,900.00

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
☒ 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: 9/18/2019
 _____ Unattested _____
 (verified by)

Print: Sheila Shepherd
 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
 09/24/2019 08:53:39 AM
 \$198.00 CHARITY
 20190924000347980

Allen S. Bayl