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 AL	ABAMA		
COUNTY OF	SHE	LBU	
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KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Seventy-Four Thousand Eight Hundred And No/100** DOLLARS (\$174,800.00) 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, **Larry Fikes A/K/A Larry L. Fikes** (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 10, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22 - 32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43a and 43b, and as amended in the Amended Map of Old Ivy Subdivision, Phase I, recorded in Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama. BEING the same which Adams Homes, LLC by Deed dated November 30, 2007 and recorded December 5, 2007 in the County of Shelby, State of Alabama in Book 2007, Page 51180 conveyed unto Larry Fikes aka Larry L. Fikes. For information purposes only: 112 Ivy Trace, Calera, AL 35040

Also known by street and number as: 112 Ivy Trace, Calera, AL 35040 Parcel Identification Number: 28 6 14 0 000 003.012

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.

## 20190926000351170 09/26/2019 08:27:26 AM DEEDS 2/3

IN WITNESS WHEREOF I have hereunto set my hands and seals, this 20 day of September, 2019.
Larry Elkes A/K/A Larry L. Fikes
STATE OF ALABAMA
COUNTY OF SHELBY
The foregoing instrument was acknowledged before me this $20$ day of September, 2019, by Larry Fikes A/K/A Larry L. Fikes
La Vous Public  Notary Public
Witness my hand and official seal.  My Commission Expires: 5 20
LAVOUN PERDUE-SMITH Notary Public Alabama State at Large

## REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	Larry Fikes A/K/A Larry L. Fikes	Grantee's Name:	Cerberus SFR Holdings III, L.P., a  Delaware limited partnership
Mailing Address:	500 Navjo Trail	Mailing Address:	1850 Parkway Place
	Alabaster, AL 35007		Suite 900 Marietta, GA 30067
Property Address:	112 lvy Trc Calera, AL 35040	Date of Sale: Total Purchase Pr	September 25, 2019 ice: \$174,800.00
•	e or actual value claimed on this for of documentary evidence is not requ		e following documentary evidence: (checl
☐ Bill of Sale  Sales Contract ☐ Closing Stateme	ent	☐ Appraisal ☐ Other:	
If the conveyance filing of this form is		on contains all of the re	equired information referenced above, the
		Instructions	
Grantor's name and current mailing add	·	ne of the person or perso	ons conveying interest to property and their
Grantee's name an conveyed.	nd mailing address - provide the na	me of the person or per	sons to whom interest to property is being
Property address -	the physical address of the property	y being conveyed, if avai	lable.
Date of Sale - the	date on which interest to the propert	y was conveyed.	
Total purchase price the instrument offer	•	urchase of the property,	both real and personal, being conveyed by
·	that any false statements claimed		d in this document is true and accurate. In the imposition of the penalty indicated in
Date: <u>9-23</u>	2019	Print: Acres	FIRES
Unattested _	(verified by)	Sign:(Grantor/G	rantee/Owner/Agent) circle one
	Office Judg Cler	l and Recorded cial Public Records ge of Probate, Shelby County Al k by County, AL	abama, County

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**\$203.00 CHARITY** 

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Real Estate Sales Validation (Form RT1)

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