

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-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.

IN WITNESS WHEREOF I have hereunto set my hands and seals, this 20th day of September, 2019.

Larry Fikes A/K/A Larry L. Fikes
Larry Fikes A/K/A Larry L. Fikes

STATE OF ALABAMA

COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 20th day of September, 2019, by Larry Fikes
A/K/A Larry L. Fikes

Lavoun Perdue-Smith
Notary Public

Witness my hand and official seal.
My Commission Expires: 1/5/20



