

20191025000393020
10/25/2019 09:37:09 AM
DEEDS 1/3

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 Forty-Seven Thousand And No/100 DOLLARS (\$147,000.00)** 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, **William Mitchell Fleming and Shannon B. Fleming, as joint tenants with right of survivorship** (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 17, according to the Survey of Final Plat of The Meadows at Meriweather Phase 3, as recorded in Map Back 36, Page 19, in the Probate Office of Shelby County, Alabama

Parcel Identification Number: 28 4 20 0 000 136.000

Also known by street and number as: 927 Meriweather Drive, Calera, AL 35040
Parcel Identification Number: 28 4 20 0 000 136.000

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 20 day of October, 2019.

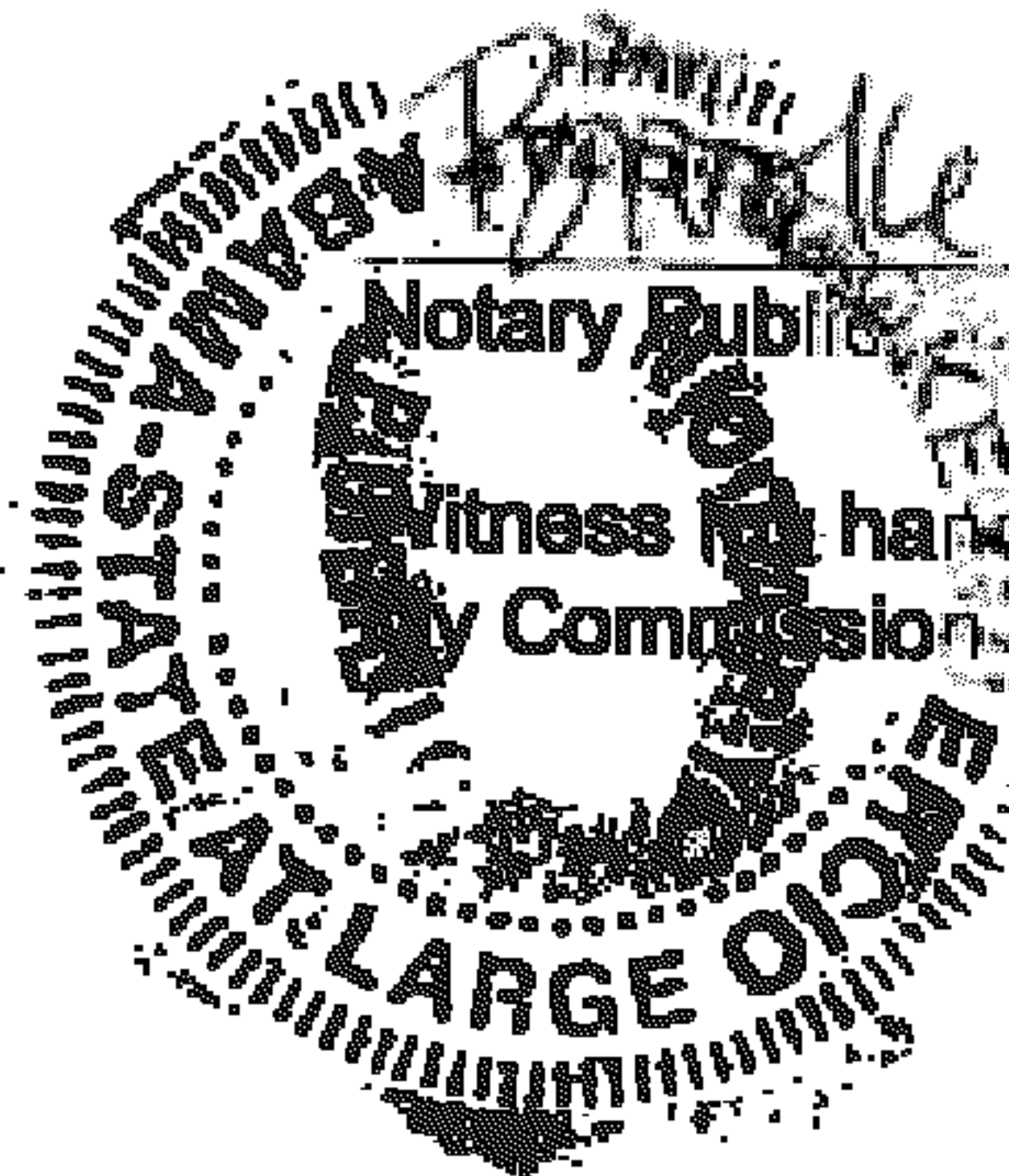

William Mitchell Fleming

Shannon B. Fleming

STATE OF ALABAMA

COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 20 day of October, 2019, by William Mitchell Fleming and Shannon B. Fleming


Notary Public
Witness my hand and official seal.
My Commission Expires:


BROOKE GUERCIO
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES OCT. 03, 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:	William Mitchell Fleming and Shannon B. Fleming	Grantee's Name:	Cerberus SFR Holdings III, L.P., a Delaware limited partnership
Mailing Address:	244 Old Naheola Rd Pennington, AL 36916	Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Property Address:	927 Mariweather Drive Calera, AL 35040	Date of Sale:	October 24, 2019
		Total Purchase Price:	\$147,000.00

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: 10.20.19
 Unattested Brooke Guercio
 (verified by)

Print: William Mitchell Fleming
 Sign: William Mitchell Fleming
 (Grantor/Grantee/Owner/Agent) circle one

