

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 Ninety-Four Thousand Eight Hundred And No/100 DOLLARS (\$194,800.00)** 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, **Terrence Hackett and Karen Hackett, as joint tenants with rights 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 98, according to the Survey of Waterstone, Phase 1, as recorded in Map Book 42, Page 24, in the Probate Office of Shelby County, Alabama.

Parcel Identification Number: 28 3 06 0 009 015.000
For information purposes only: 103 Waterstone Way, Montevallo, AL 35115

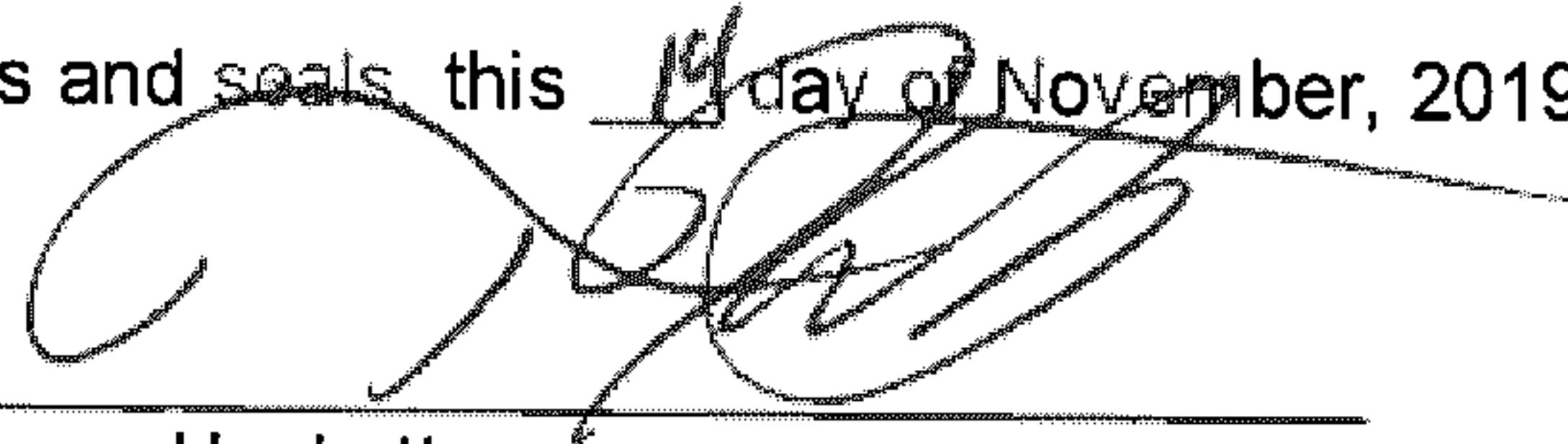
Also known by street and number as: 103 Waterstone Way, Montevallo, AL 35115
Parcel Identification Number: 28 3 06 0 009 015.000

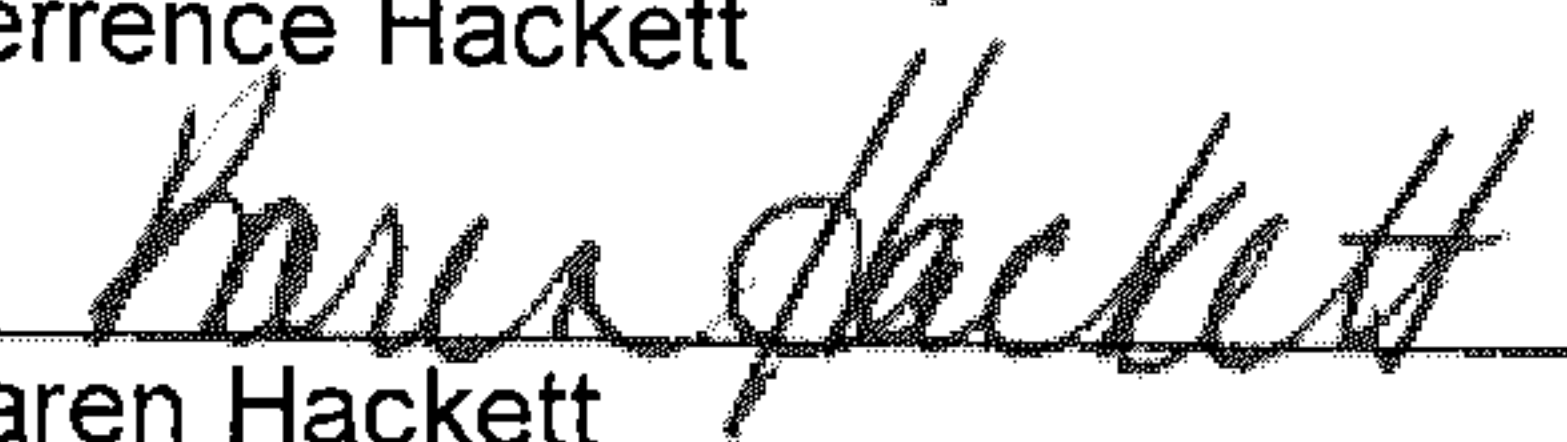
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said 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 14 day of November, 2019.

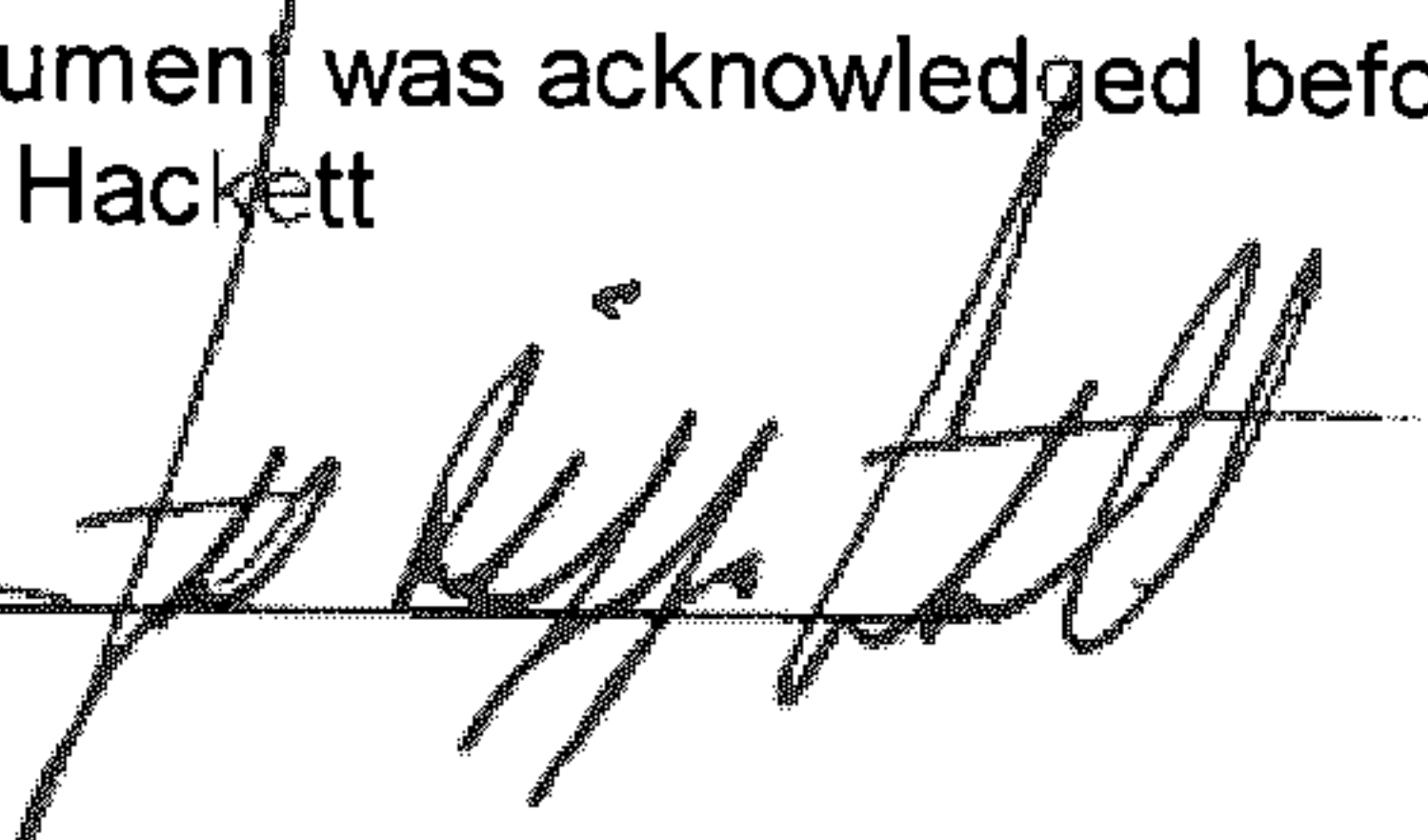

Terrence Hackett


Karen Hackett

STATE OF ALABAMA

COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 14 day of November, 2019, by Terrence Hackett and Karen Hackett


Notary Public

Witness my hand and official seal.

My Commission Expires: 04/10/2023



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

Grantor's Name: Terrence Hackett and Karen Hackett Grantee's Name: Cerberus SFR Holdings III, L.P., a
 Mailing Address: 4619 Hwy 280 Mailing Address: Delaware limited partnership
 Birmingham, AL 35242 1850 Parkway Place
 Suite 900
 Marietta, GA 30067

Property Address: 103 Waterstone Way Date of Sale: November 18, 2019
 Montevallo, AL 35115 Total Purchase Price: \$194,800.00

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: 11/14/19
 _____ Unattested _____
 (verified by)

Print: Terrence Hackett and Karen Hackett
 Sign: [Signature]
 (Grantor/Grantee/Owner/Agent) circle one
Karen Hackett



Allen S. Bayl