

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 Fifty-Two Thousand One Hundred And No/100 DOLLARS (\$152,100.00)** 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, **Bryan K. Morrow and Karla K. Morrow, 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 20, according to the Survey of Final Plat of the Meadows at Meriweather Phase 3, as recorded in Map Book 36, Page 19, in the Probate Office of Shelby County, Alabama.
For information purposes only: 939 Meriweather Drive, Calera, AL 35040

Also known by street and number as: 939 Meriweather Drive, Calera, AL 35040
Parcel Identification Number: 28 4 20 0 000 139.000

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 21 day of November, 2019.

Bryan K. Morrow

Bryan K. Morrow

Karla K. Morrow

Karla K. Morrow

STATE OF ALABAMA

COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 21 day of November, 2019, by Bryan K. Morrow and Karla K. Morrow

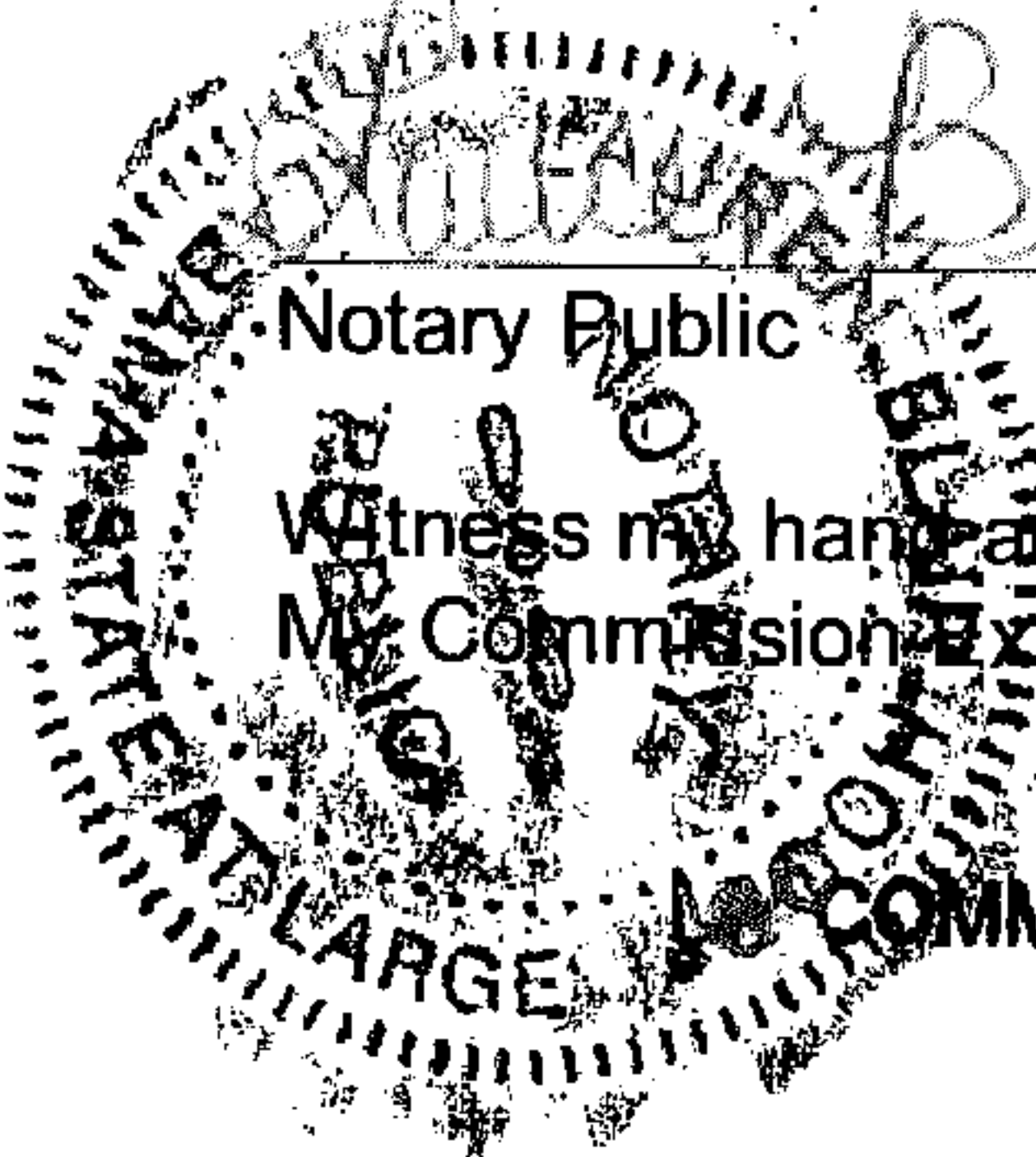
Blair Hood

Notary Public

Witness my hand and official seal.

My Commission Expires:

COMMISSION EXPIRES AUGUST 11, 2020



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	Bryan K. Morrow and Karla K. Morrow	Grantee's Name:	Cerberus SFR Holdings III, L.P., a Delaware limited partnership
Mailing Address:	Central State Bank P.O. Box 180 Calera, AL 35040	Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Property Address:	939 Meriweather Drive Calera, AL 35040	Date of Sale:	November 25, 2019
		Total Purchase Price:	\$152,100.00

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: _____

_____ Unattested _____
(verified by)

Print: Bryan K Morrow Karla K Morrow
Sign: Bryan K Morrow Karla K Morrow
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2019 02:35:26 PM
\$180.50 CHARITY
20191125000438100

Allen S. Beryl