

This Instrument Prepared By:
Spaeth & Doyle, LLP
Kyle England, Esq. Bar ID No. 5936-N87Z
3141 Walnut Street Suite 101
Denver, CO 80205
303-854-9718

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Fifteen Thousand Six Hundred And No/100 DOLLARS (\$215,600.00)** 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, **David W. Ford and Kristen W. Ford, 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 389 ACCORDING TO THE FINAL PLAT OF FOREST LAKES SECTOR 5 AS RECORDED IN MAP BOOK 34 PAGE 122 A & 122 B & 122 C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 09 5 21 0 000 001.363

For information purposes only: 684 Forest Lakes Dr, Sterrett, AL 35147

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 ____ day of February, 2020.

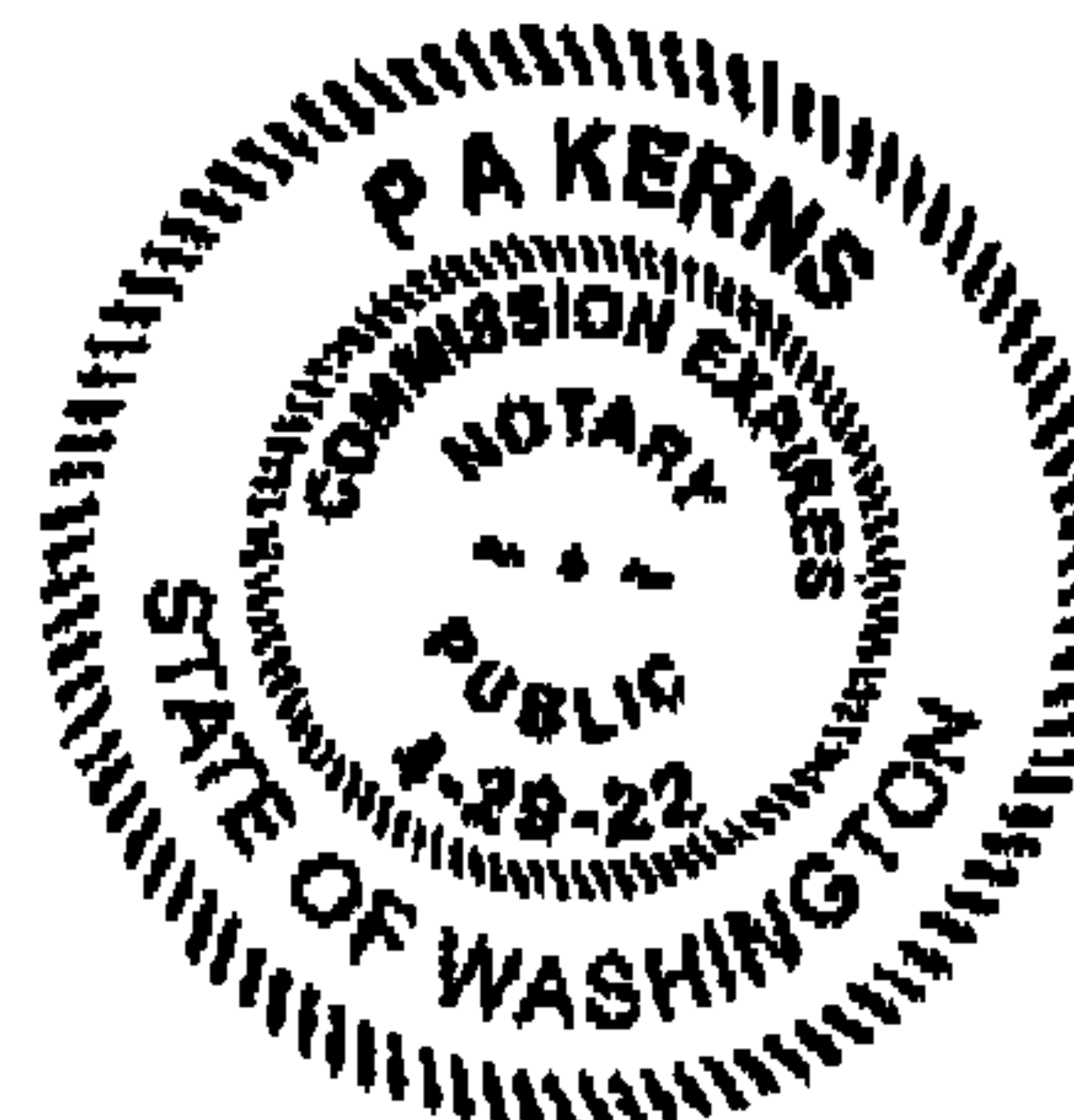
David W. Ford
David W. Ford
Kristen W. Ford
Kristen W. Ford

Washington
The State of Alabama

Whitcomb county

I, PA Kerns (name), notary public, hereby certify that David W. Ford, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 31st day of January, A.D. 2020.

I, PA Kerns (name), notary public, hereby certify that Kristen W. Ford, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 31st day of January, A.D. 2020.



PA Kerns
notary public
4-29-2022

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

Grantor's Name: David W. Ford and Kristen W. Ford Grantee's Name: Cerberus SFR Holdings III, L.P., a
 Mailing Address: 2919 Kenoyer Ct Mailing Address: Delaware limited partnership
 Bellingham, WA 98229 1850 Parkway Place
 Suite 900
 Marietta, GA 30067

Property Address: 684 Forest Lakes Dr Date of Sale: February 6, 2020
 Sterrett, AL 35147 Total Purchase Price: \$215,600.00

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: David W. Ford / Kristen W. Ford

Sign: David W. Ford / Kristen W. Ford
 (Grantor/Grantee/Owner/Agent) circle one



Allen S. Bayl