

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 **One Hundred Ninety-Five Thousand One Hundred And No/100 DOLLARS (\$195,100.00)** 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, **Darryl R. Vest and Reenita K. Vest, 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 171-A, ACCORDING TO THE RESURVEY OF LOTS 171-178 PHASE I, WEATHERLY WARWICK VILLAGE SECTOR 17, AS RECORDED IN MAP BOOK 20, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 14 9 31 3 001 105.000

For information purposes only: 147 Warwick Cir, Alabaster, AL 35007

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 3rd day of March, 2020.

Darryl R. Vest
Darryl R. Vest
Reenita K. Vest
Reenita K. Vest

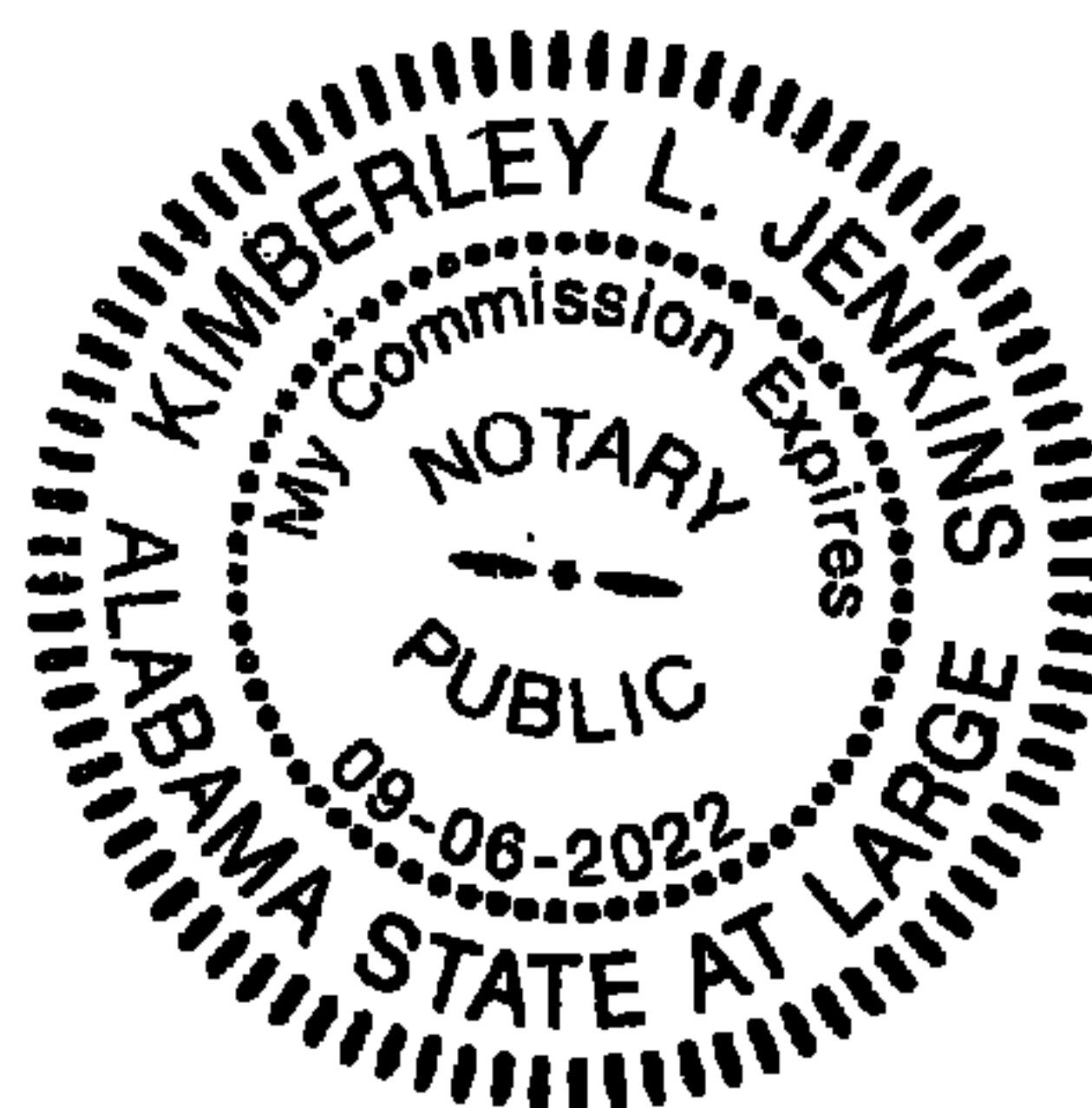
The State of Alabama

Shelby County

I, Kimberley L. Jenkins (name), notary public, hereby certify that Darryl R. Vest and Reenita K. Vest, 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 3rd day of March, A.D. 2020.

Kimberley L. Jenkins
Notary Public

Witness my hand and official seal.
My Commission Expires: 9/6/2022



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

Grantor's Name: Darryl R. Vest and Reenita K. Vest Grantee's Name: Cerberus SFR Holdings III, L.P., a
Mailing Address: 238 CHANDLER LANE Mailing Address: Delaware limited partnership
Alabaster, AL 35007 1850 Parkway Place
Suite 900
Marietta, GA 30067

Property Address: 147 Warwick Cir Date of Sale: March 5, 2020
Alabaster, AL 35007 Total Purchase Price: \$195,100.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other: _____
☒ Closing Statement

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.

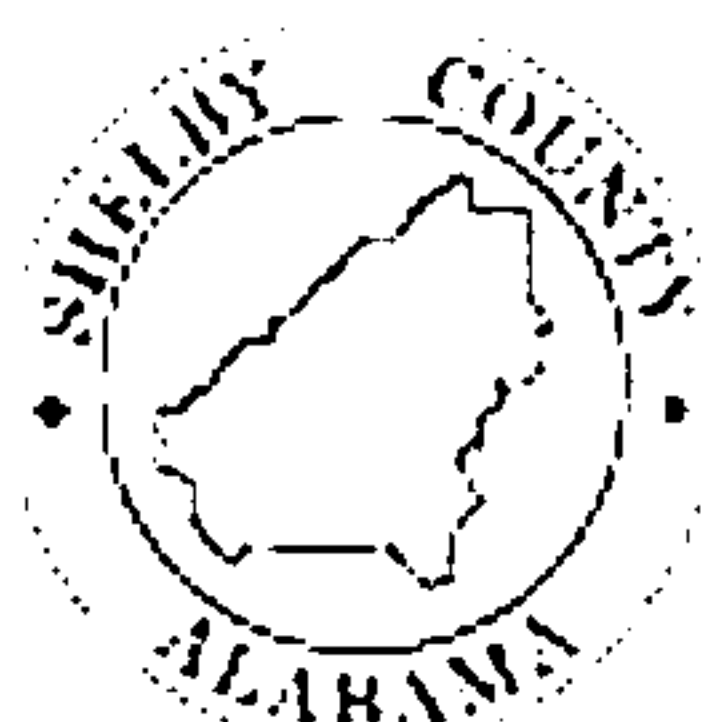
Date of Sale - the date on which interest to the property was conveyed.

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: 3/3/2020
____ Unattested _____
(verified by)

Print: Darryl R. Vest and Reenita K. Vest
Sign: Darryl R. Vest Reenita K. Vest
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2020 03:22:39 PM
\$223.50 CHARITY
20200305000088610

Allen S. Bevil