

20200310000094790
03/10/2020 11:38:49 AM
DEEDS 1/4

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 Thirty-Eight Thousand One Hundred And No/100 DOLLARS (\$138,100.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. I, **Kenneth W. Ashcraft, a married man** (herein referred to as GRANTOR), 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 219, ACCORDING TO THE FINAL PLAT OF STONECREEK PHASE 1, AS RECORDED IN MAP BOOK 32, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
Parcel ID: 28 3 05 0 005 0.11.000

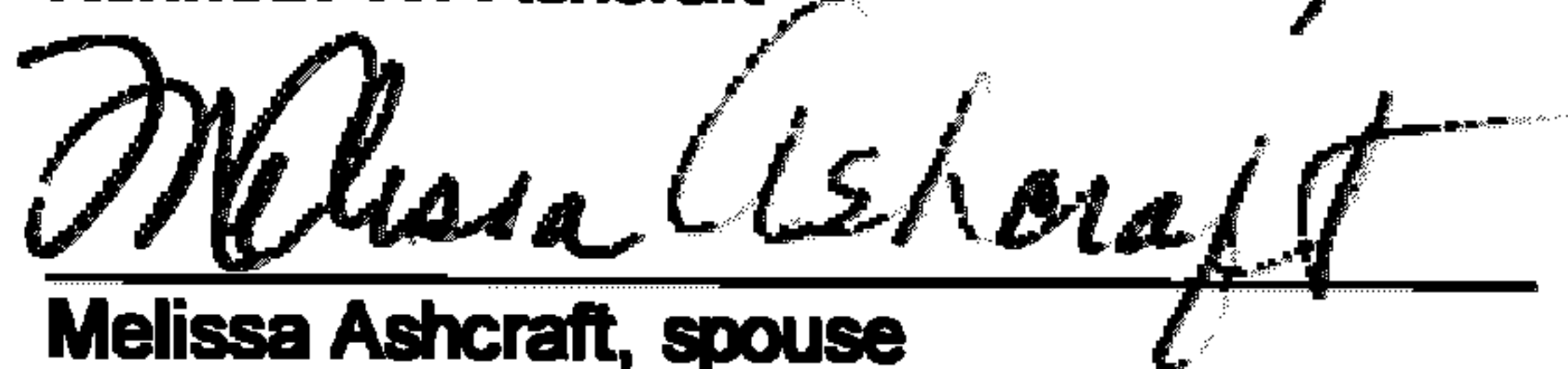
For information purposes only: 136 Creekstone Trail, Calera, AL 35040

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 GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that he has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR 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 I have hereunto set my hands and seals, this 05 day of March, 2020.


Kenneth W. Ashcraft

Melissa Ashcraft, spouse

The State of Alabama

_____ County

I, _____ (name), notary public, hereby certify that Kenneth W. Ashcraft and Melissa Ashcraft, 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 _____ day of _____, A.D. 2020.

Notary Public

Witness my hand and official seal.
My Commission Expires:

FLORIDA INDIVIDUAL ACKNOWLEDGMENT

F.S. 117.05(13)

State of Florida

County of SANTA ROSA

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,this 5th day of MARCH, 2020, by
Date Month YearKENNETH W. ASHCRAFT AND
MELISSA ASHCRAFT

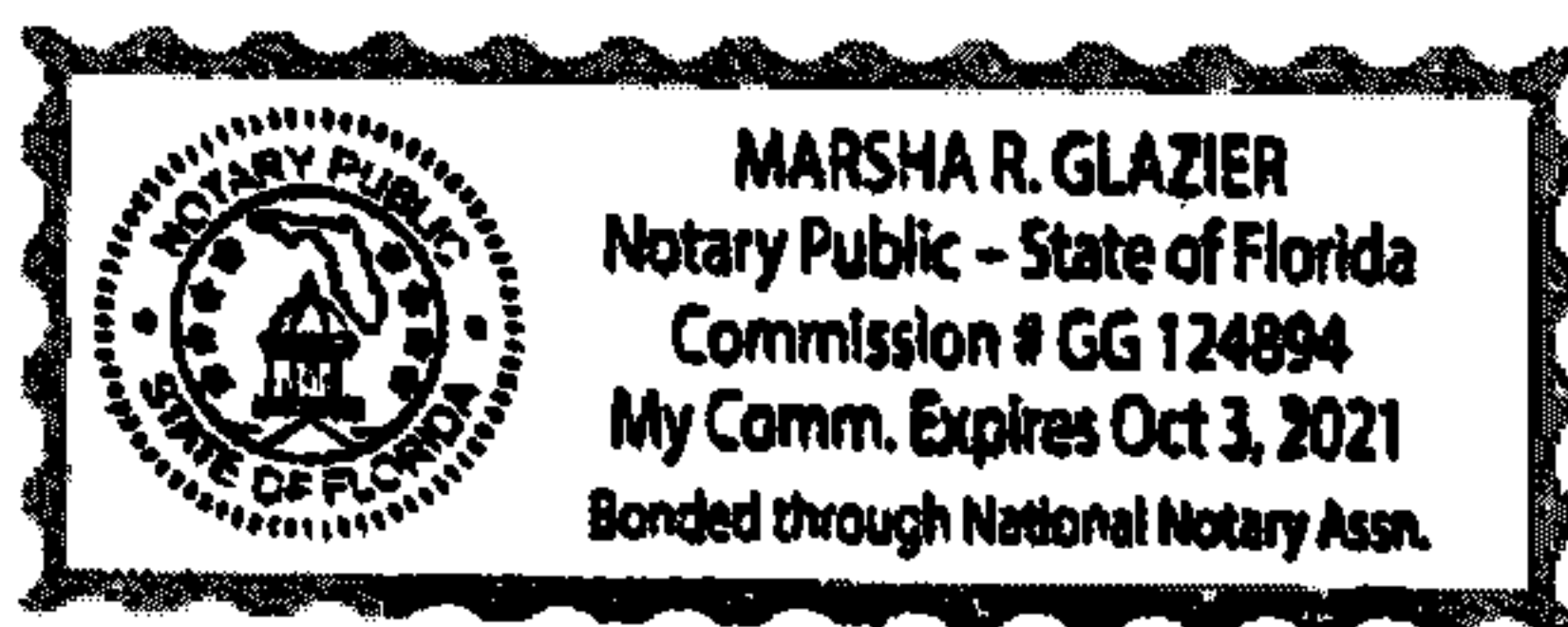
Name of Person Acknowledging

Marsha R. Glazier

Signature of Notary Public — State of Florida

MARSHA R. GLAZIER

Name of Notary Typed, Printed or Stamped



Place Notary Seal Stamp Above

☐ Personally known☒ Produced Identification

Type of Identification Produced: _____

FL DRIVER'S LICENSES**OPTIONAL**Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.**Description of Attached Document**Title or Type of Document: WARRANTY DEEDDocument Date: 03/05/2020 Number of Pages: 2Signer(s) Other Than Named Above: NONE

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

Grantor's Name: Kenneth W. Ashcraft
 Mailing Address: 2722 Terry Cove Drive
 Milton, FL 32583

Grantee's Name: Cerberus SFR Holdings III, L.P., a
 Delaware limited partnership
 Mailing Address: 1850 Parkway Place
 Suite 900
 Marietta, GA 30067

Property Address: 136 Creekstone Trail
 Calera, AL 35040

Date of Sale: March 10, 2020
 Total Purchase Price: \$138,100.00

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: _____

Print: KENNETH W. ASHCRAFT

____ Unattested _____
 (verified by)

Sign: Kenneth W. Ashcraft
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/10/2020 11:38:49 AM
 \$169.50 CHERRY
 20200310000094790

Allen S. Bevil