

20200325000117590
03/25/2020 10:03:19 AM
DEEDS 1/3

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 Thirty-Three Thousand Two Hundred Eighty Dollars And No/100 DOLLARS (\$233,280.00)** 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, **Tari Hagberg and Christian Hagberg, 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 19, ACCORDING TO THE SURVEY OF WINDSTONE II, AS RECORDED IN MAP BOOK 25, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 15 3 05 2 002 002.020

For information purposes only: 209 Windstone Parkway, Chelsea, AL 35043

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 23 day of March, 2020.

Tari Hagberg
Tari Hagberg
Christian Hagberg
Christian Hagberg

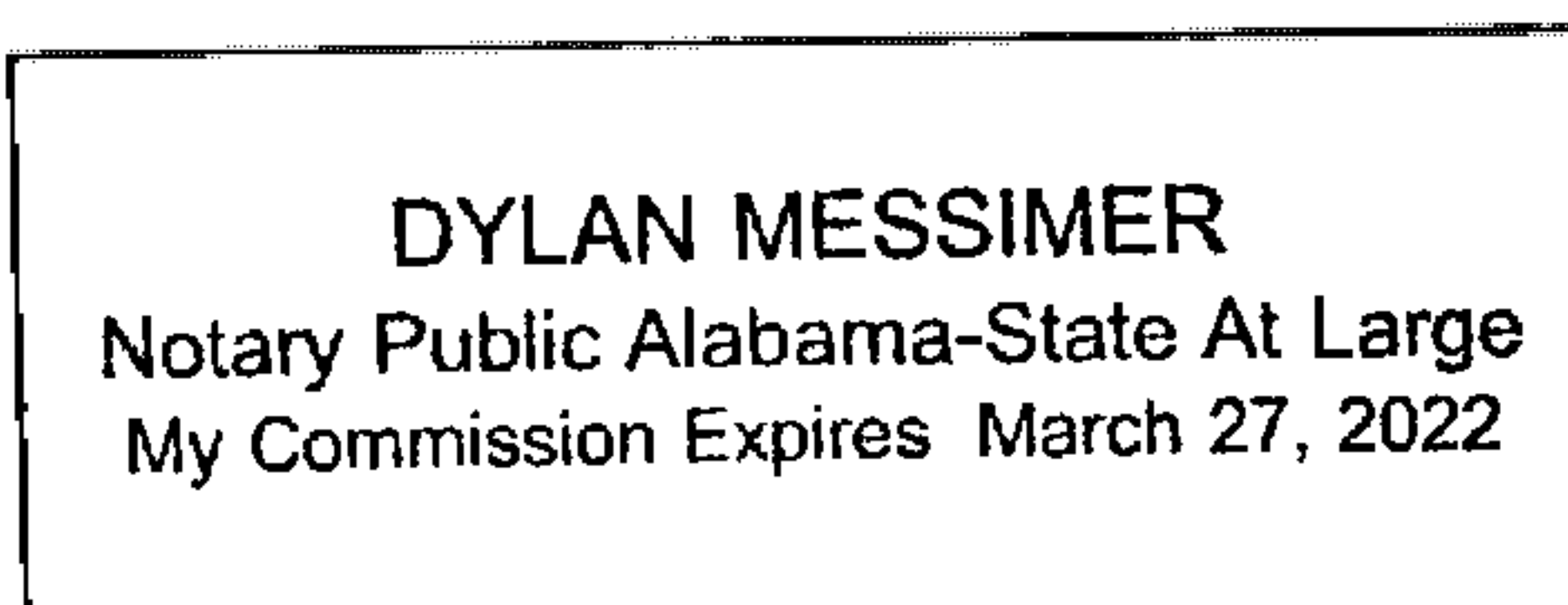
The State of Alabama

Shelby County

I, Dylan Messimer (name), notary public, hereby certify that Tari Hagberg and Christian Hagberg 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 23 day of March, A.D. 2020.

Dylan Messimer
Notary Public

Witness my hand and official seal.
My Commission Expires: 3/27/2022



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

Grantor's Name: Tari Hagberg and Christian Hagberg Grantee's Name: Cerberus SFR Holdings III, L.P., a
 Mailing Address: 209 Windstone Pkwy Mailing Address: Delaware limited partnership
 Chelsea, AL 35043 1850 Parkway Place
 Suite 900
 Marietta, GA 30067

Property Address: 209 Windstone Pkwy Date of Sale: March 25, 2020
 Chelsea, AL 35043 Total Purchase Price: \$233,280.00

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: 3-23-2020

____ Unattested _____
 (verified by)

Print: Tari Hagbers
Christian Hagberg
 Sign: (Signature) Tari Hagbers
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/25/2020 10:03:19 AM
 \$261.50 CHERRY
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Allen S. Bayl