

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 Twenty-Three Thousand Six Hundred And No/100 DOLLARS (\$223,600.00)** 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, **Jennifer E. Evans, an unmarried woman** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Cerberus SFR Holdings V, 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 278, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE SECTOR 4 PHASE ONE, AS RECORDED IN MAP BOOK 47, PAGE 97 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 34 3 06 2 005 059.000

For information purposes only: 1123 Pine Valley Drive, 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, her heirs and assigns, that she is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that she 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 26th day of March, 2020.

Jennifer E. Evans
Jennifer E. Evans

The State of Alabama

Shelby County

I, William Patrick Cockrell (name), notary public, hereby certify that Jennifer E. Evans, 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 26 day of March, A.D. 2020.

William Patrick Cockrell
Notary Public

Witness my hand and official seal.
My Commission Expires:

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

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

Grantor's Name: Jennifer E. Evans

Mailing Address: 1008 BETHAGE LANE
Calera, AL 35040Property Address: 1123 Pine Valley Drive
Calera, AL 35040Grantee's Name: Cerberus SFR Holdings V, L.P, a
Delaware limited partnershipMailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067Date of Sale: March 30, 2020
Total Purchase Price: \$223,600.00

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: 3/26/2020

Unattested

(verified by)

Print: William Patrick CockellSign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/30/2020 12:00:54 PM
 \$252.00 CHERRY
 20200330000123680

Alvin S. Bayl