

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 Forty-Eight Thousand Two Hundred And No/100 DOLLARS (\$248,200.00)** 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, **Anthony Dale Quinn and Stephanie Quinn , husband and wife with right of survivorship** (herein referred to as GRANTORS), 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 64, ACCORDING TO THE AMENDED PLAT OF CHESSER PLANTATION, PHASE 1 -SECTOR 1, AS RECORDED IN MAP BOOK 31, PAGES 21A AND 21B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 098270002064.000

For information purposes only: 116 Chesser Loop Road, 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 27th day of March, 2020.

Anthony Dale Quinn
Anthony Dale Quinn

Stephanie Quinn
Stephanie Quinn

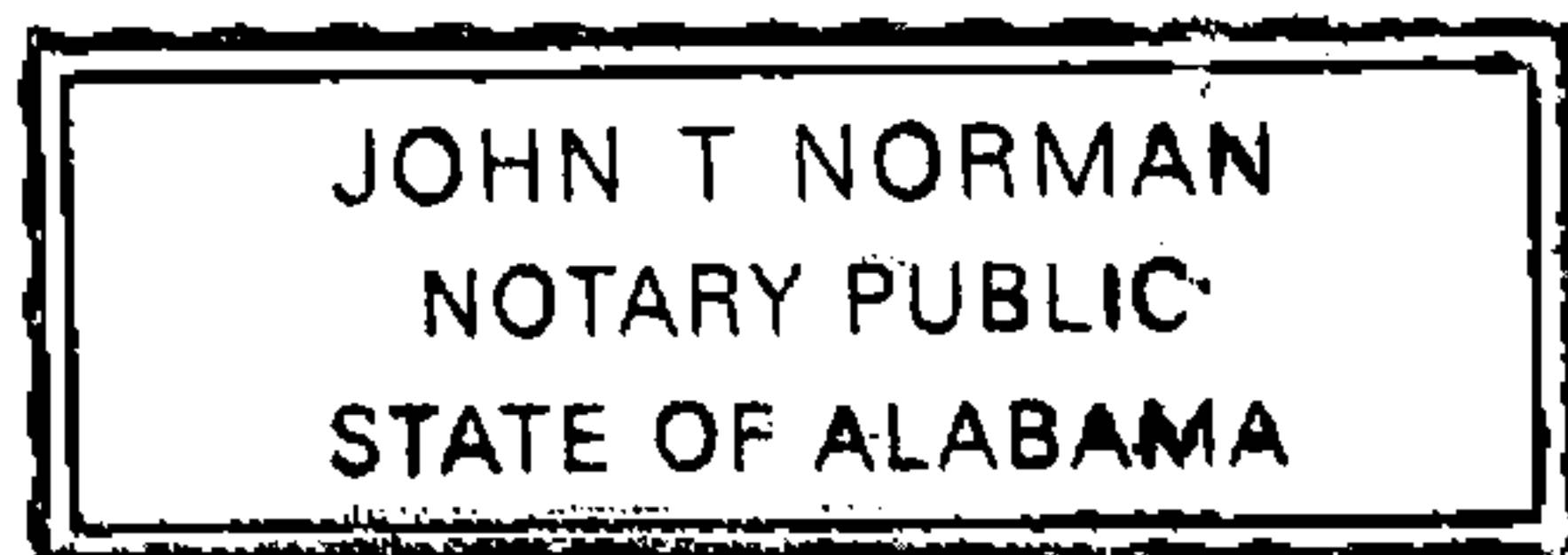
The State of Alabama

Shelby County

I, John T. Norman (name), notary public, hereby certify that Anthony Dale Quinn and Stephanie Quinn, 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 27th day of March, A.D. 2020.

John T. Norman
Notary Public

Witness my hand and official seal.
My Commission Expires:



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

| | | | |
|-------------------|--|------------------|--|
| Grantor's Name: | Anthony Dale Quinn and Stephanie Quinn | Grantee's Name: | Cerberus SFR Holdings V, L.P, a Delaware limited partnership |
| Mailing Address: | 2419 Chuchura Rd Birmingham, AL 35244 | Mailing Address: | 1850 Parkway Place Suite 900 Marietta, GA 30067 |
| Property Address: | 116 Chesser Loop Road Chelsea, AL 35043 | Date of Sale: | March 31, 2020 |
| | | Actual Value: | \$0.00 |

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.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

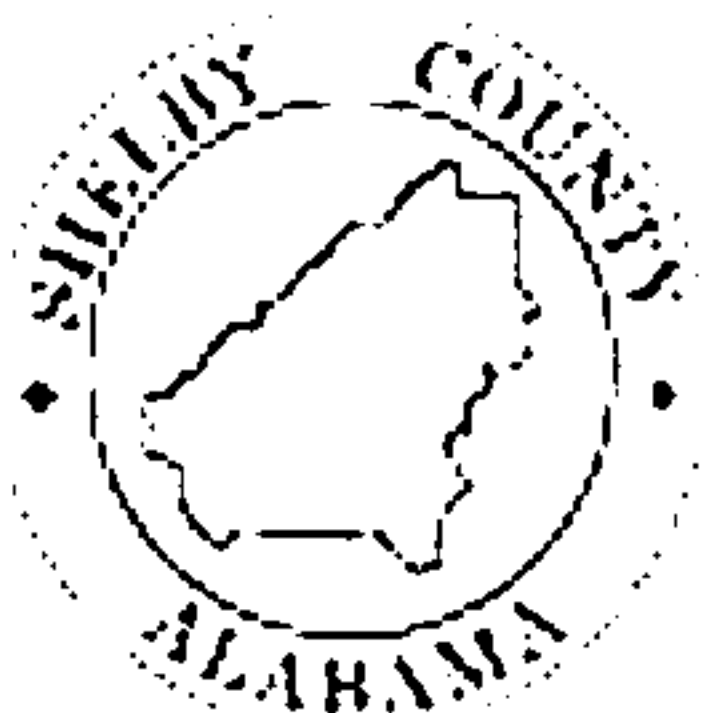
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 3/27/2020

Print: Anthony Dale Quinn

Sign: Anthony Dale Quinn
(Grantor/Grantee/Owner/Agent) circle one

I Inattested



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/31/2020 10:46:50 AM
 \$276.50 CATHY
 20200331000125500

Allen S. Bayl