

20200820000361550  
08/20/2020 09:24:54 AM  
DEEDS 1/12

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA       )  
                                  )  
COUNTY OF Shelby    )

Send Tax Notice to:  
FKH SFR PROPCO A, L.P.  
c/o First Key Homes, LLC, 1850 Parkway Place,  
Suite 900  
Marietta, Georgia 30067

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**CERBERUS SFR HOLDINGS V, L.P.**, a Delaware limited partnership,  
whose mailing address is **c/o First Key Homes, LLC, 1850 Parkway Place, Suite 900, Marietta,**  
**Georgia 30067**

(hereinafter referred to as "Grantor"), in hand paid by

**FKH SFR PROPCO A, L.P.**, a Delaware limited partnership,  
whose mailing address is **c/o First Key Homes, LLC, 1850 Parkway Place, Suite 900, Marietta,**  
**Georgia 30067**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "Property"), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

\$ 454,498.09 \_\_\_\_\_ **OF THE CONSIDERATION WAS DERIVED  
FROM THE MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**  
\_\_\_\_\_

AL – CERBERUS SFR HOLDINGS V, L.P. - DEED

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

**This conveyance is made subject to the following:**

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

**IN WITNESS WHEREOF**, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of August 14, 2020.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -  
SIGNATURE PAGE FOLLOWS]**

**GRANTOR:**

CERBERUS SFR HOLDINGS V, L.P.,  
a Delaware limited partnership


By: CERBERUS SFR HOLDINGS III GP, LLC,  
a Delaware limited liability company,  
its General Partner

By:   
Name: Peter Schancupp  
Title: Manager

STATE OF NEW YORK     )  
COUNTY OF NEW YORK    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Peter Schancupp, whose name as Manager of CERBERUS SFR HOLDINGS III GP, LLC, a Delaware limited liability company, which entity is the general partner of CERBERUS SFR HOLDINGS V, L.P., a Delaware limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal, this 5 day of August, 2020.

  
Notary Public

AFFIX SEAL

My commission expires: \_\_\_\_\_

ANTONELLA MESURACA  
Notary Public, State of New York  
Registration #01ME6123078  
Qualified In Nassau County  
Commission Expires July 20, 2021

20200820000361550 08/20/2020 09:24:54 AM DEEDS 4/12

**This document prepared by:**  
**Andrea W. Dorgan, Esq.**  
**Burr & Forman LLP**  
**420 N. 20th Street, Suite 3400**  
**Birmingham, Alabama 35203**

# EXHIBIT “A”

# PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	01167603-FK1	116 CHESSER LOOP ROAD	CHELSEA	AL	35043	SHELBY
2	11237601-FK1	1123 PINE VALLEY DRIVE	CALERA	AL	35040	SHELBY

## LEGAL DESCRIPTIONS



**EXHIBIT A-1**

STREET ADDRESS: 116 CHESSER LOOP ROAD, CHELSEA, AL 35043

COUNTY: SHELBY

CLIENT CODE: 01167603-FK1

TAX PARCEL ID/APN: 09 8 27 0 002 064.000

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.

\*\*\*

**EXHIBIT A-2**

STREET ADDRESS: 1123 PINE VALLEY DRIVE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 11237601-FK1

TAX PARCEL ID/APN: 34 3 06 2 005 059.000

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.

\*\*\*

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name CERBERUS SFR HOLDINGS V, L.P.  
 Mailing Address c/o First Key Homes, LLC  
1850 Parkway Place, Suite 900  
Marietta, Georgia 30067

Grantee's Name FKH SFR PROPCO A, L.P.  
 Mailing Address c/o First Key Homes, LLC  
1850 Parkway Place, Suite 900  
Marietta, Georgia 30067

Property Address SEE EXHIBIT "A".  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 8/14/2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 505,000.00

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.

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.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 8/14/2020

Print Peter Schnur

Sign Peter Schnur

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

## EXHIBIT "A"

Count	File Number	Address	City	State	Zip	County
1	01167603-FK1	116 CHESSER LOOP ROAD	CHELSEA	AL	35043	SHELBY
2	11237601-FK1	1123 PINE VALLEY DRIVE	CALERA	AL	35040	SHELBY



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/20/2020 09:24:54 AM  
\$106.00 CHERRY  
20200820000361550

*Allen S. Bayl*