

20201125000542340  
11/25/2020 12:55:57 PM  
DEEDS 1/4

This Instrument Prepared By:  
Kyle England, Esq.  
Bar ID No. 5936-N87Z  
SPAETH & DOYLE LLP  
3141 Walnut Street, #101  
Denver, CO 80205

### WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Ninety-Three Thousand And No/100 DOLLARS (\$193,000.00)** 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, **Verlla Shantye Jackson, 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:

See Exhibit A attached hereto and made a part hereof.

Also known by street and number as: 2024 King Charles Place, Alabaster, AL 35007  
Parcel Identification Number: 13 7 26 1 002 004.000

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.

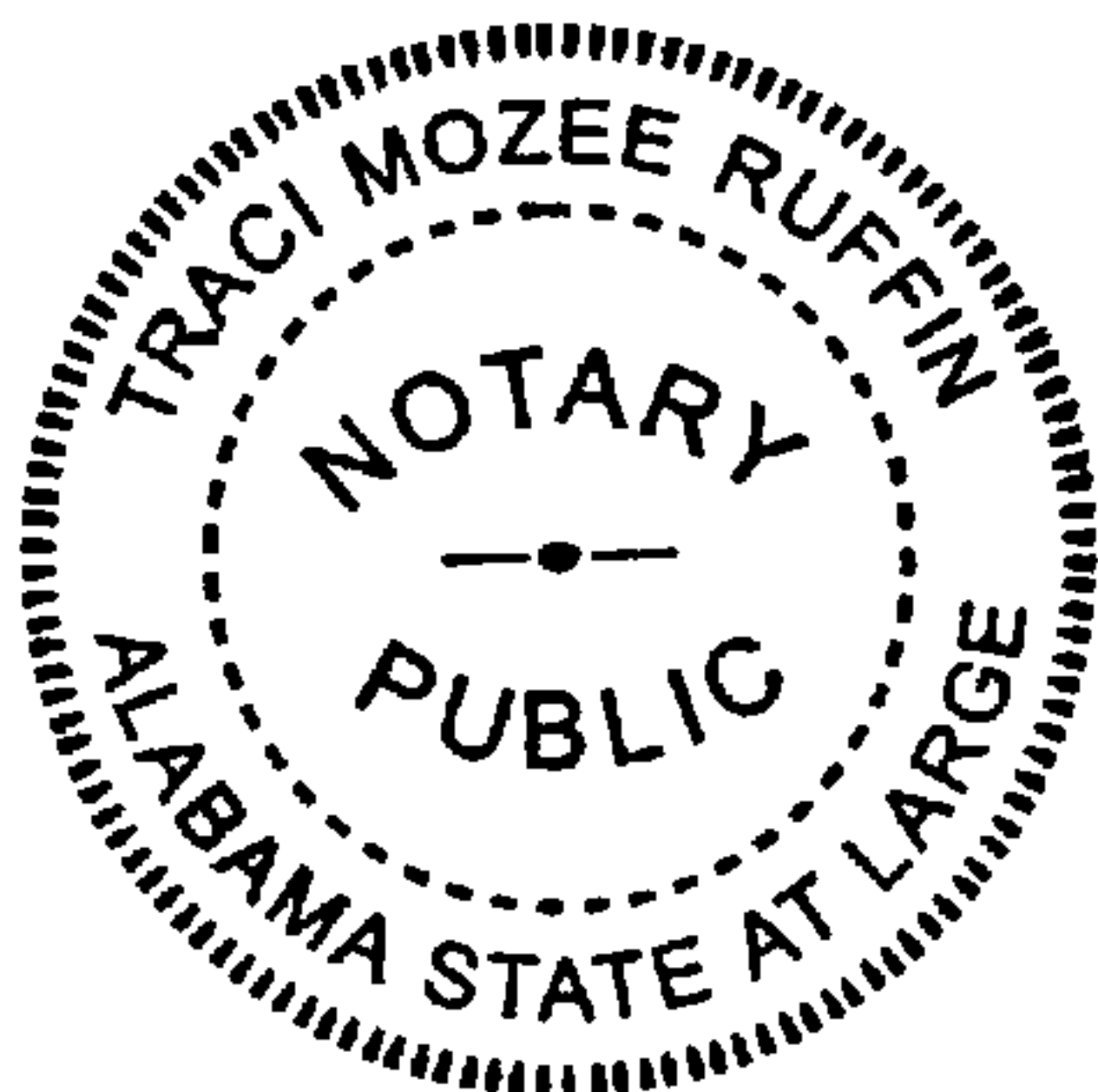
IN WITNESS WHEREOF I have hereunto set my hands and seals, this 23<sup>rd</sup> day of November, 2020.

Verlla Shantye Jackson  
Verlla Shantye Jackson an unmarried woman

The State of Alabama

Shelby County

I, Traci Mozee Ruffin (name), notary public, hereby certify that  
Verlla Shantye Jackson, 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<sup>rd</sup> day of November, A.D. 2020.



Traci Mozee Ruffin  
Commission Expires: May 4, 2024

**EXHIBIT A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 4, ACCORDING TO THE SURVEY OF SPRING GATE, SECTOR ONE, AS RECORDED IN MAP BOOK 17, PAGE 142, AND CORRECTED IN MAP BOOK 18, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel ID: 13 7 26 1 002 004.000

## REAL ESTATE SALES VALIDATION FORM

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Verlla Shantye Jackson

Grantee's Name: Cerberus SFR Holdings V, L.P., a  
Delaware limited partnershipMailing Address: 2121 Windy Hill Rd  
Apt 1344  
Marietta, GA 30060Mailing Address: 1850 Parkway Place  
Suite 900  
Marietta, GA 30067Property Address: 2024 King Charles Place  
Alabaster, AL 35007Date of Sale: November 25, 2020  
Total Purchase Price: \$193,000.00

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☐ Appraisal☒ Sales Contract☐ Other: \_\_\_\_\_☐ Closing Statement

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: November 23, 2020Print: Verlla Shantye JacksonUnattested Traci Mae Rupp  
(verified by)Sign: Verlla Shantye Jackson  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/25/2020 12:55:57 PM  
\$224.00 CHARITY  
20201125000542340

Allen S. Bayl