

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 **Two Hundred Thirty-Two Thousand Five Hundred And No/100 DOLLARS (\$232,500.00)** 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, **Amber Noel Robertson who acquired title as Amber Noel Boyd and Brodrick Robertson, as joint tenants 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 30, ACCORDING TO THE SURVEY OF KINSALE GARDENS HOMES, 3RD SECTOR, AS RECORDED IN MAP BOOK 41, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Parcel ID: 28 5 16 2 011 008.000

Also known by street and number as: 2055 Kerry Circle, Calera, AL 35040  
Parcel Identification Number: 28 5 16 2 011 008.000

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 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.

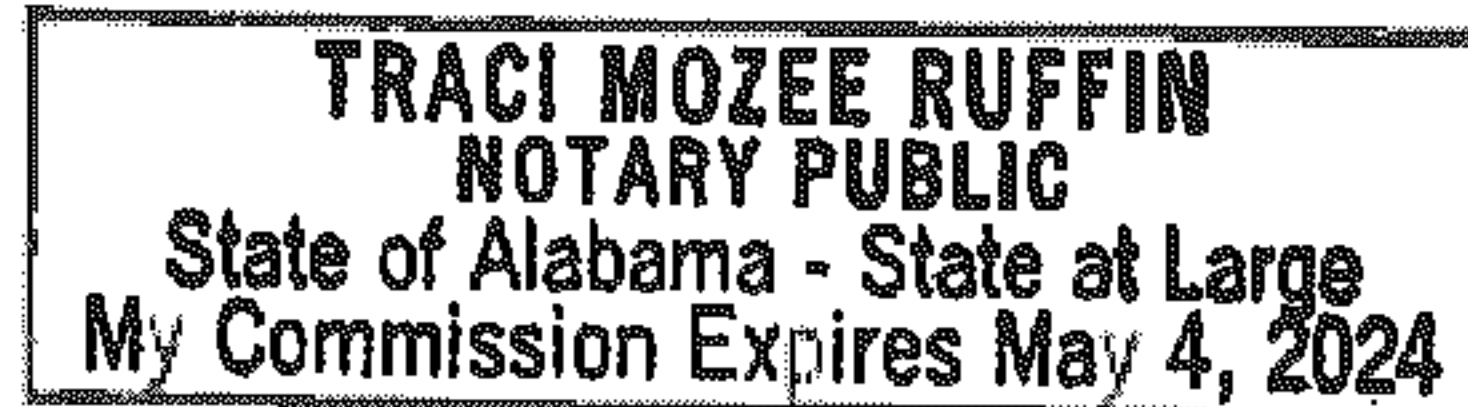
IN WITNESS WHEREOF we have hereunto set our hands and seals, this 30 day of December, 2020.

Amber Noel Robertson  
Amber Noel Robertson who acquired title as  
Amber Noel Boyd

Brodrick Robertson

The State of Alabama

Shelby County



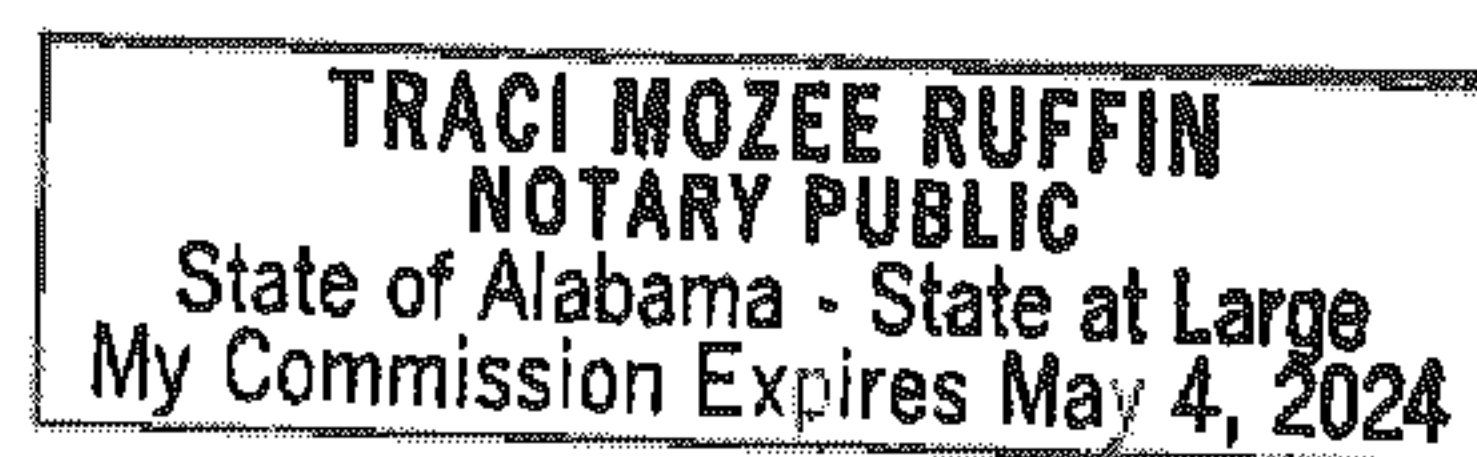
I, Traci Mozee Ruffin (name), notary public, hereby certify that Amber Noel Robertson who acquired title as Amber Noel Boyd, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 23<sup>rd</sup> day of December, A.D. 2020.

I, Traci Mozee Ruffin (name), notary public, hereby certify that Brodrick Robertson, 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 December, A.D. 2020.

Traci Mozee Ruffin  
Notary Public

Witness my hand and official seal.

My Commission Expires: May 4, 2024



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

Grantor's Name: Amber Noel Robertson and Brodrick Robertson  
 Mailing Address: 205 Hoyt Brownie Road  
 Clanton, AL 35045

Grantee's Name: Cerberus SFR Holdings V, L.P., a Delaware limited partnership  
 Mailing Address: 1850 Parkway Place  
 Suite 900  
 Marietta, GA 30067

Property Address: 2055 Kerry Circle  
 Calera, AL 35040

Date of Sale: December 30, 2020  
 Total Purchase Price: \$232,500.00

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: 12/24/2020

Unattested Jenni Meyer Bayl  
 (verified by)

Print: Amber Noel Robertson  
 Sign: Amber Noel Robertson  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/04/2021 08:50:40 AM  
 \$260.50 CHERRY  
 20210104000000440

Allen S. Bayl