

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 Seventy-Six Thousand And No/100 DOLLARS (\$176,000.00)** 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, **Kenneth Franklin Joshua Higgs and Victoria Anne Higgs, husband and wife** (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 35, ACCORDING TO THE SURVEY OF DAVENTRY, SECTOR 11, PHASE II, AS RECORDED IN MAP BOOK 29, PAGE 32, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

Also known by street and number as: 932 Daventry Trail, Calera, AL 35040  
Parcel Identification Number: 28 3 05 1 003 027.000

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 16<sup>th</sup> day of January, 2021.

Kenneth F. Higgs  
Kenneth Franklin Joshua Higgs

Victoria A. Higgs  
Victoria Anne Higgs

The State of ~~Alabama~~ Oklahoma

Tulsa County

I, Armine Aleksanyan (name), notary public, hereby certify that Kenneth Franklin Joshua Higgs 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 16<sup>th</sup> day of January, A.D. 2020: dit 2021

I, Armine Aleksanyan (name), notary public, hereby certify that Victoria Anne Higgs 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 16<sup>th</sup> day of January, A.D. 2020: dit 2021

Notary Public [Signature]

Witness my hand and official seal.

My Commission Expires: 06/24/2024



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Kenneth Franklin Joshua Higgs and  
Victoria Anne Higgs

Mailing Address: 932 Daventry Trail  
Calera, AL 35040

Property Address: 932 Daventry Trail  
Calera, AL 35040

Grantee's Name: Cerberus SFR Holdings V, L.P., a  
Delaware limited partnership

Mailing Address: 1850 Parkway Place  
Suite 900  
Marietta, GA 30067

Date of Sale: January 20, 2021  
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: 1/16/21

Unattested (verified by)

Print: Kenneth Higgs

Sign: Kenneth Higgs  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/21/2021 10:18:32 AM  
S204.00 CHERRY  
20210121000033330

Alicia S. Boyd