

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-Four Thousand And No/100 DOLLARS (\$234,000.00)** 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, **Calem Hicks and Brandi Hicks, 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 167 ACCORDING TO THE SURVEY OF WATERSTONE PHASE 3, 1ST ADDITION, AS RECORDED IN MAP BOOK 46 AT PAGE 90 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Also known by street and number as: 316 Waterstone Lane, Montevallo, AL 35115  
Parcel Identification Number: 283060011048000

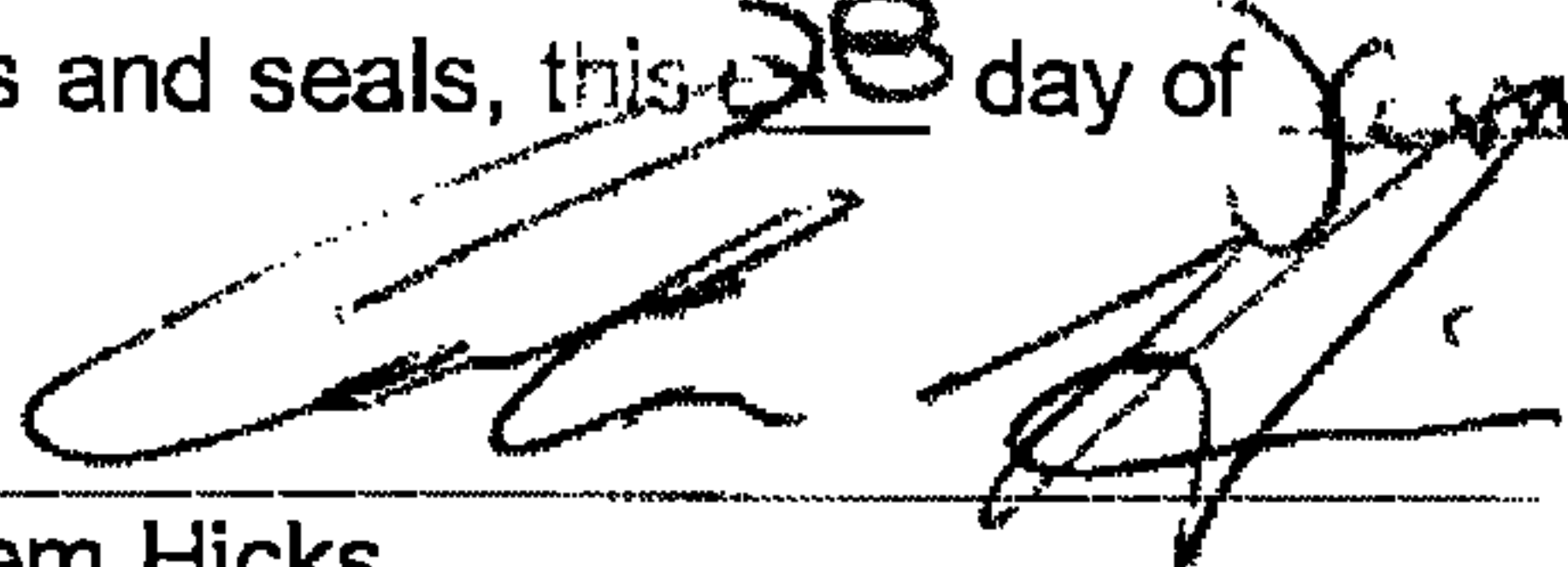
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

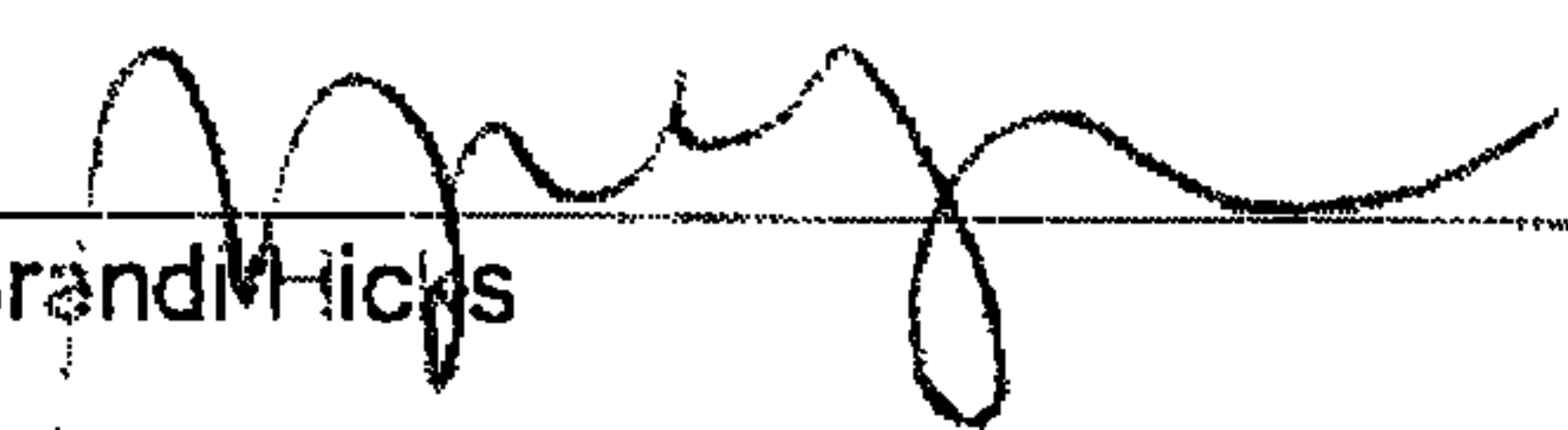
TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

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 28 day of January, 2021.

  
Calem Hicks

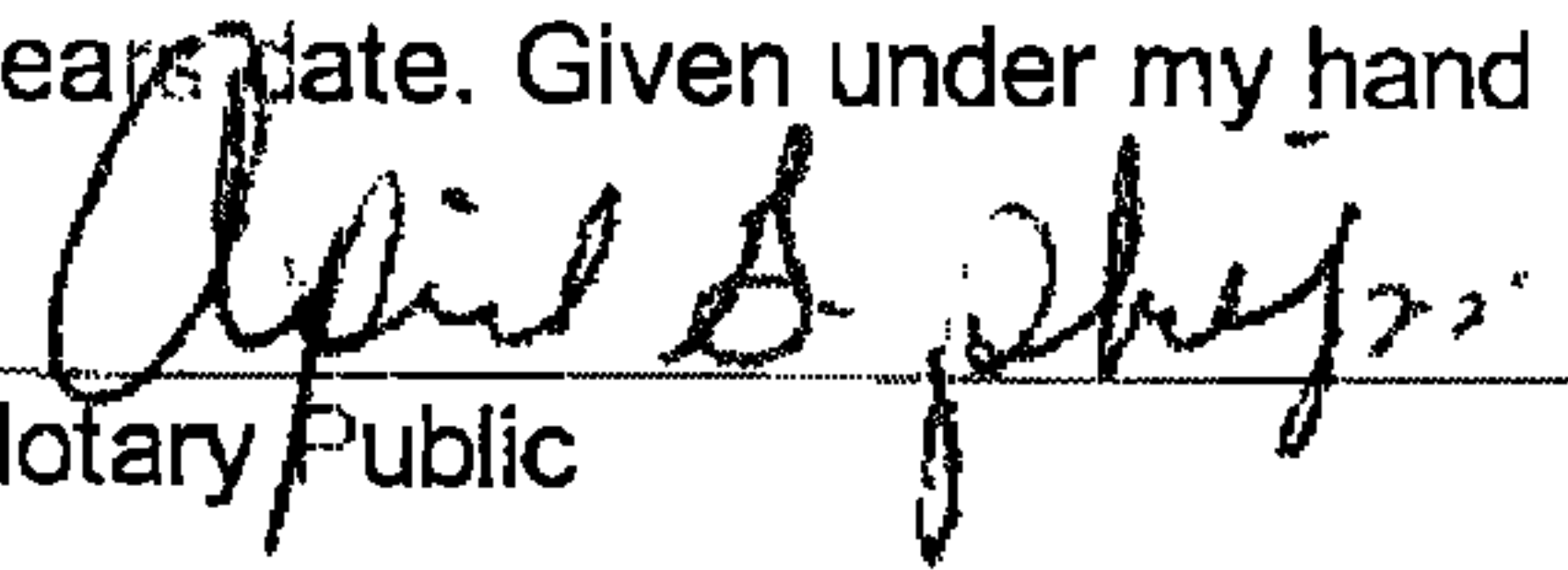
  
Brandi Hicks

The State of Alabama

Shelby County

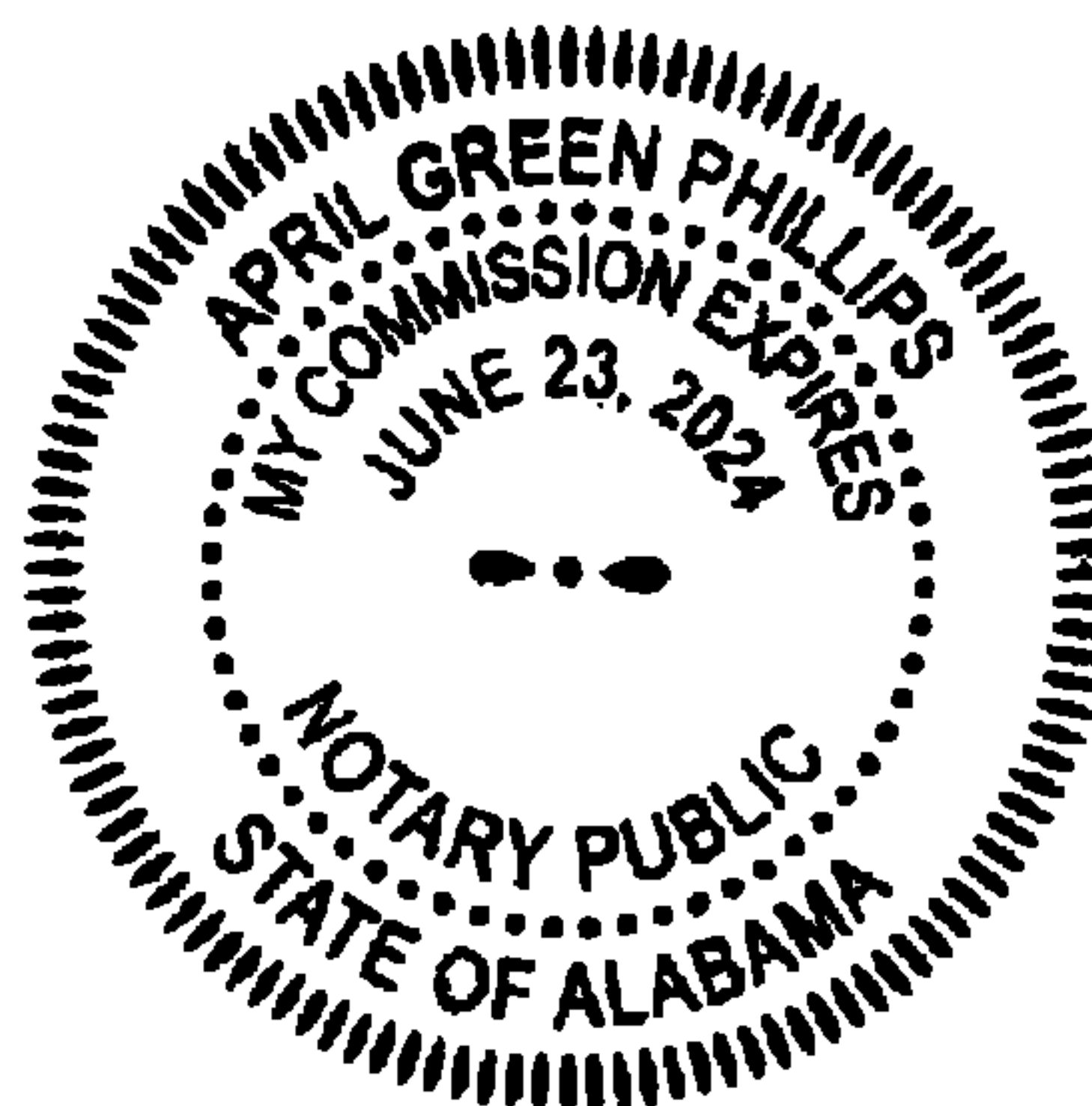
I, April G. Phillips (name), notary public, hereby certify that Calem Hicks whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 28 day of Jan, A.D. 2021.

I, April G. Phillips (name), notary public, hereby certify that Brandi Hicks 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 28 day of Jan, A.D. 2021.

  
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:   | Calem Hicks and Brandi Hicks                | Grantee's Name:  | Cerberus SFR Holdings V, L.P., a<br>Delaware limited partnership |
| Mailing Address:  | 316 Waterstone Lane<br>Montevallo, AL 35115 | Mailing Address: | 1850 Parkway Place<br>Suite 900<br>Marietta, GA 30067            |
| Property Address: | 316 Waterstone Lane<br>Montevallo, AL 35115 | Date of Sale:    | February 2, 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)

- |                                                    |                                       |
|----------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal    |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> 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.

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: 01/28/21

\_\_\_\_ Unattested  
(verified by)

Print: Deborah Argiello

Sign: [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/03/2021 10:24:11 AM  
\$262.00 CHERRY  
20210203000056540

*Allen S. Bayl*