

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

20210223000090000  
02/23/2021 12:12:25 PM  
DEEDS 1/3

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Nineteen Thousand Nine Hundred And No/100 DOLLARS (\$219,900.00** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Estate of Rebecca C. Barrette** (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:

LOT 193, ACCORDING TO THE SURVEY OF AMENDED MAP OF PHASE II, WEATHERLY, WARWICK VILLAGE, SECTOR 17, AS RECORDED IN MAP BOOK 22, PAGE 67, IN OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 247 Warwick Lane, Alabaster, AL 35007

Parcel Identification Number: 14 9 31 3 001 151.000

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 do covenant with the said GRANTEE, its heirs and assigns, that it are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it 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 we have hereunto set our hands and seals, this 17TH day of February, 2021.

Estate of Rebecca C. Barrette

BY:

Margaret Ann Johnson

Margaret Ann Johnson, Personal Representative

Personal Representative

The State of Alabama

SHELBY County

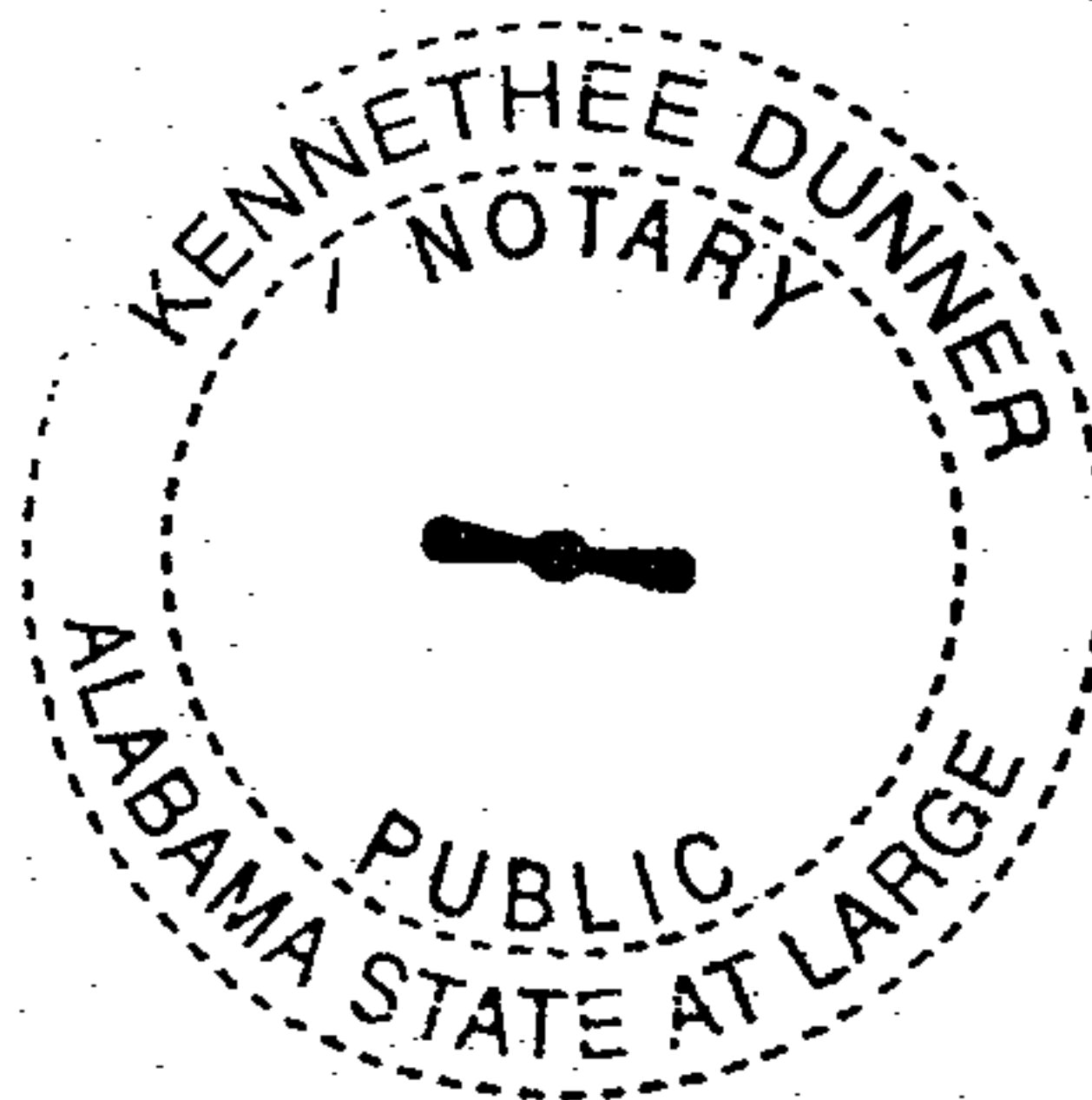
I, Kenneth Dunner (name), notary public, hereby certify that Margaret Ann Johnson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 17 day of February, A.D. 2021.

Kenneth Dunner

Notary Public

Witness my hand and official seal.

My Commission Expires: 7/17/2023



## REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Estate of Rebecca C. Barrette

Mailing Address: 247 Warwick Lane  
Alabaster, AL 35007Property Address: 247 Warwick Lane  
Alabaster, AL 35007Grantee's Name: Cerberus SFR Holdings V, L.P., a  
Delaware limited partnershipMailing Address: 1850 Parkway Place  
Suite 900  
Marietta, GA 30067Date of Sale: February 19, 2021  
Actual Value: \$0.00The 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

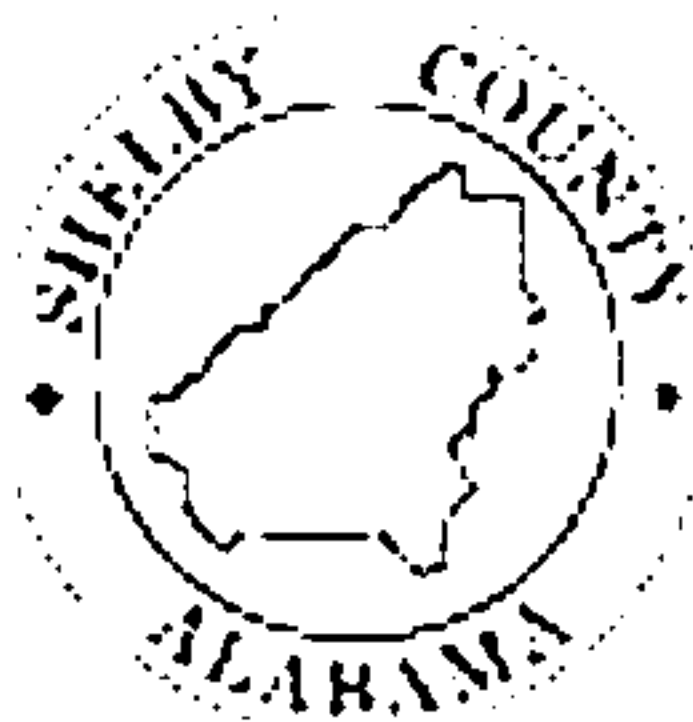
Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

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: February 19, 2021\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)Print: MARGARET ANN JOHNSON  
Sign: Margaret Ann Johnson  
(Grantor/Grantee/Owner/Agent) circle oneFiled and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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