

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-Eight Thousand And No/100 DOLLARS (\$198,000.00)** 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, **Christie Nuss, a single 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:

LOT 88, ACCORDING TO THE FINAL PLAT OF HOLLAND LAKES SECTOR 1, AS RECORDED IN MAP BOOK 34, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE PROPERTY)

Also known by street and number as: 105 Holland Circle, Pelham, AL 35124
Parcel Identification Number: 13 6 23 4 013 054.000

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 25 day of February, 2021.

Christie Nuss
Christie Nuss

The State of Alabama

Jefferson County

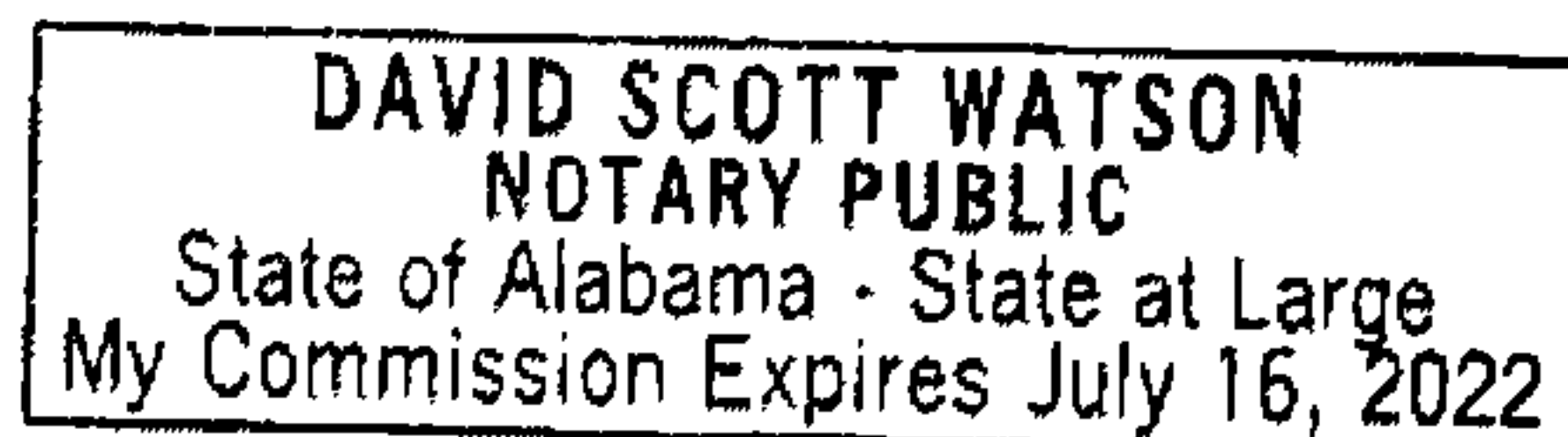
I, David Scott Watson (name), notary public, hereby certify that Christie Nuss, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 25 day of February, A.D. 2021.

David Scott Watson

Notary Public

Witness my hand and official seal.

My Commission Expires: July 16, 2022



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	Christie Nuss	Grantee's Name:	Cerberus SFR Holdings V, L.P., a Delaware limited partnership
Mailing Address:	105 Holland Circle Pelham, AL 35124	Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Property Address:	105 Holland Circle Pelham, AL 35124	Date of Sale:	February 26, 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.

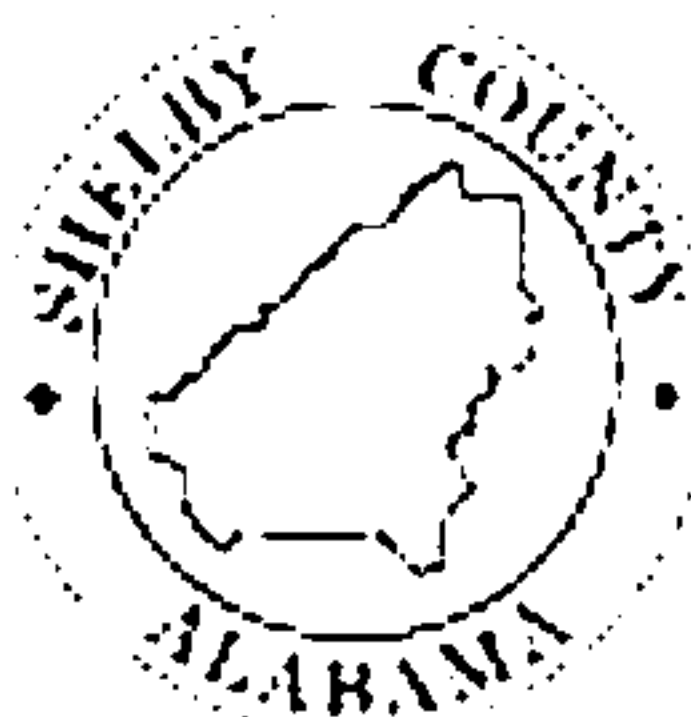
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 2-25-2021
____ Unattested [Signature]
(verified by)

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

108-2106648-S

Real Estate Sales Validation (Form RT1)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2021 08:57:58 AM
\$226.00 CHERRY
20210301000100070

Allie S. Bayl