

THIS INSTRUMENT PREPARED BY:

JUSTIN N. SMITHERMAN, ATTORNEY
Alabama Law Services, LLC
173 Tucker Road, Suite 201
Helena, Alabama 35080

SEND TAX NOTICE TO:

Diversified Residential
Homes 1, LLC
3495 Piedmont Road
Bldg. 11, Suite 300
Atlanta, GA 30305

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

That in consideration of **ONE HUNDRED and no/100 Dollars (\$100.00)** to the undersigned **GRANTOR**, in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, said Grantor, **SFR BIRMINGHAM, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, (herein referred to as **GRANTOR**), does hereby grant, bargain, sell and convey unto **DIVERSIFIED RESIDENTIAL HOMES 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY** (herein referred to as **GRANTEE**), the following described real estate, situated in **SHELBY** County, Alabama, to-wit (the Property):

Lot 9, according to the Map of Robert Pleadger’s Resurvey of part of Block 262, 263 and 265, according to Dunstan’s Map of the Town of Calera, Alabama, as recorded in Map Book 4, Page 1, in the Probate Office of Shelby County, Alabama.

Property Address: 1718 21st Avenue, Calera, AL 35040
Parcel ID #35-2-03-1-001-025.000

- 1) Subject to ad valorem taxes for the current tax year and all subsequent years.
- 2) Also subject to existing ordinances, easements, restrictions, reservations, covenants, conditions, encroachments, encumbrances, rights of ways, building lines, and limitations, if any, of record, or otherwise affecting the Property, and all matters that would be disclosed by accurate surveys of the Property.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, said Grantor has caused this deed to be duly executed on this the 20th day of February, 2021.

**SFR BIRMINGHAM, LLC, a Georgia
Limited Liability Company**

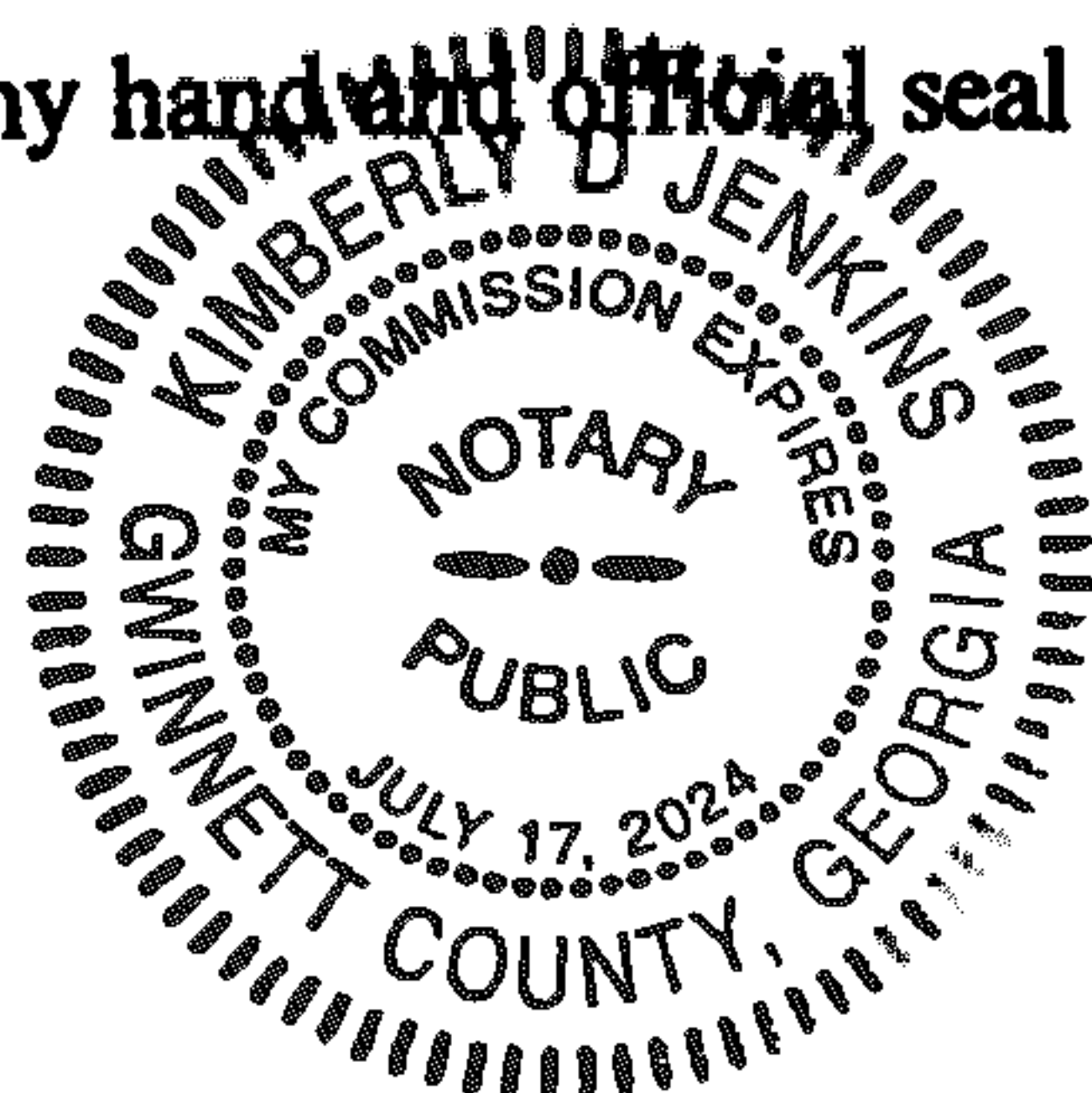
**BY: SRC GP 5, LLC, as Authorized
Signer**

BY: [Signature]
Gavin Kleinknecht, Authorized Signer

STATE OF GEORGIA)
)
GWINNETT COUNTY)

I, the undersigned, a Notary Public for said County in said State, do hereby certify that Gavin Kleinknecht, Authorized Signer for **SFR Birmingham, LLC**, a Georgia limited liability company, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Signer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 20th day of February, 2021.



[Signature]
Notary Public

My Commission Expires: 7/17/24

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name SFR Birmingham LLC
 Mailing Address 3495 Piedmont Rd. NE, Bldg. 11, Ste. 300,
Atlanta, GA 30305

Grantee's Name Diversified Residential Homes 1, LLC
 Mailing Address 3495 Piedmont Rd., Bldg. 11, Ste. 300,
Atlanta, GA 30305

Property Address 1718 21st Avenue
Calera, AL 35040

Date of Sale February 26, 2021
 Total Purchase Price \$129,103.00

Or
 Actual Value \$ _____

Or
 Assessor's Market Value \$ _____

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

☐ Appraisal
☐ Other: _____

☒ 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.

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.

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.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

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 2/26/2021 Print Gavin Kleinbeck

☐ Unattested _____
 (verified by)

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

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/04/2021 03:18:36 PM
 \$157.50 MIST
 20210304000109600

Allen S. Bayl