

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 Sixty-Five Thousand Six Hundred And No/100 DOLLARS (\$265,600.00)** 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, **Tamaryn H. Garcia, formerly known as, Tamaryn L Hall, married** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR PropCo D, 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 1616, ACCORDING TO THE SURVEY OF OLD CAHABA IV, SECOND ADDITION, PHASE ONE, RECORDED IN MAP BOOK 33, AT PAGE 110, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 13 4 20 4 003 014.000

Also known by street and number as: 1028 Stonecreek Drive, Helena, AL 35080

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 17 day of May, 2021.

Tamaryn H. Garcia FKA Tamaryn
Tamaryn H. Garcia formerly known as Tamaryn L. Hall

Ivan Garcia Ramirez
Ivan Garcia Ramirez, Spouse

The State of Alabama

JEFFERSON County

I, Kenneth Danner (name), notary public, hereby certify that Tamaryn H. Garcia formerly known as Tamaryn L. Hall, 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 MAY, A.D. 2021.

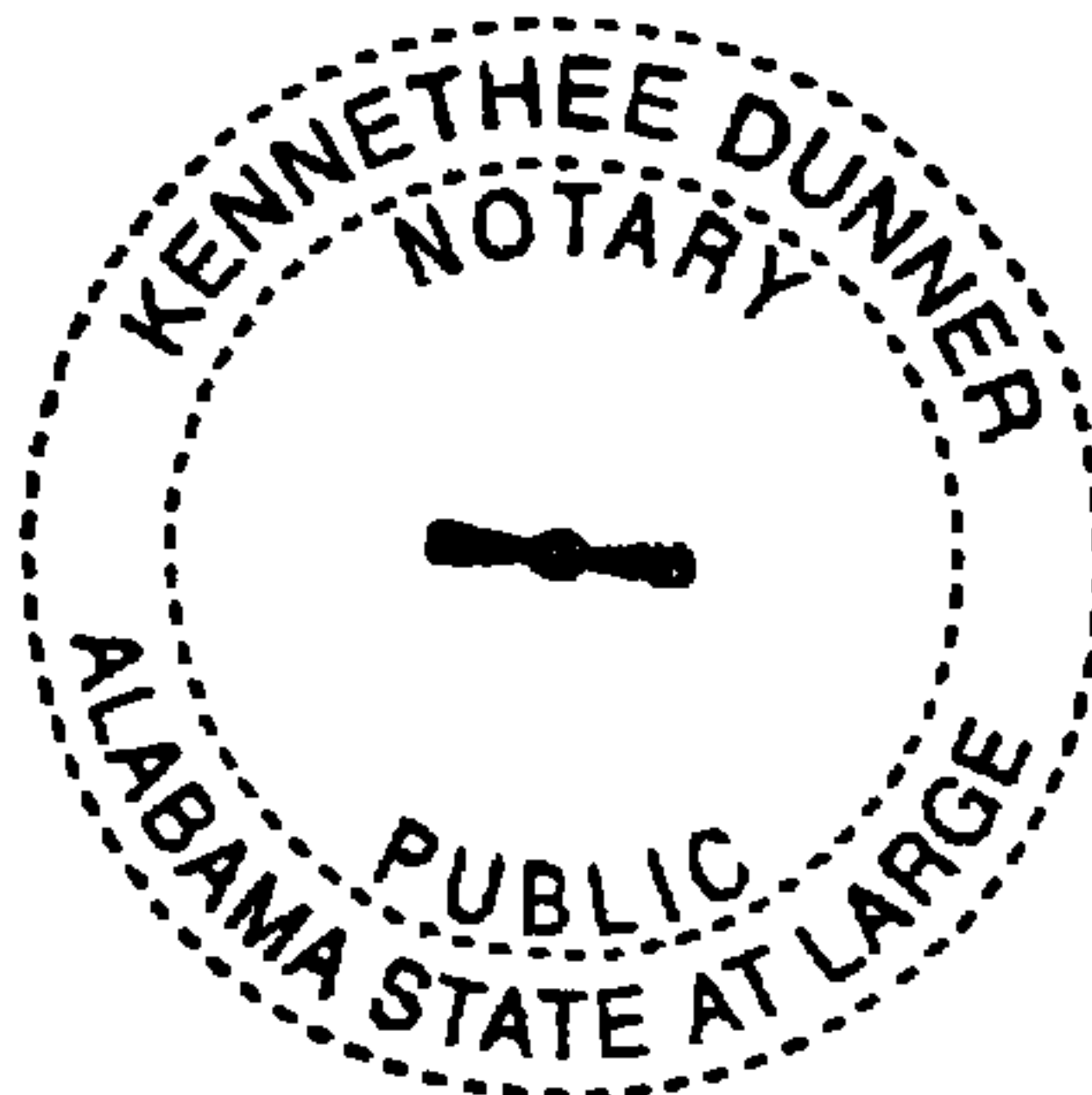
I, Kenneth Danner (name), notary public, hereby certify that Ivan Garcia Ramirez, spouse, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 17 day of MAY, A.D. 2021.

Kenneth Danner

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: Tamaryn H. Garcia

Mailing Address: 1028 Stonecreek Drive
Helena, AL 35080Property Address: 1028 Stonecreek Drive
Helena, AL 35080Grantee's Name: FKH SFR PropCo D, L.P., a Delaware
limited partnershipMailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067Date of Sale: May 21, 2021
Actual Value: \$265,600.00

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: May 17, 2021____ Unattested _____
(verified by)Print: Tamaryn H. GarciaSign: Tamaryn H. Garcia
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/04/2021 11:54:47 AM
 \$295.00 JOANN
 20210604000274590

Allen S. Bayl