

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 **Three Hundred Seventy Thousand And No/100 DOLLARS (\$370,000.00)** 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, **Matthew Wade Stringfellow and Carlye Swanson Stringfellow, husband and wife, for and during their joint lives and upon the death of either, then to the survivor of them on fee simple, together with every contingent remainder and right of reversion** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR PropCo G, 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 10-23, ACCORDING TO THE SURVEY OF CHELSEA PARK, 10TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILE FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 10TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC., AND RECORDED AS INSTRUMENT NO. 20061108000548430, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

Parcel ID: 08 9 31 2 004 010.000

Also known by street and number as: 1017 Edgewater Lane, Chelsea, AL 35043

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 1 day of June, 2021.

Matthew Wade Stringfellow
Matthew Wade Stringfellow

Carlye Swanson Stringfellow
Carlye Swanson Stringfellow

The State of Alabama

JEFFERSON County

I, Kenneth Danner (name), notary public, hereby certify that Matthew Wade Stringfellow, 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 1st day of June, A.D. 2021.

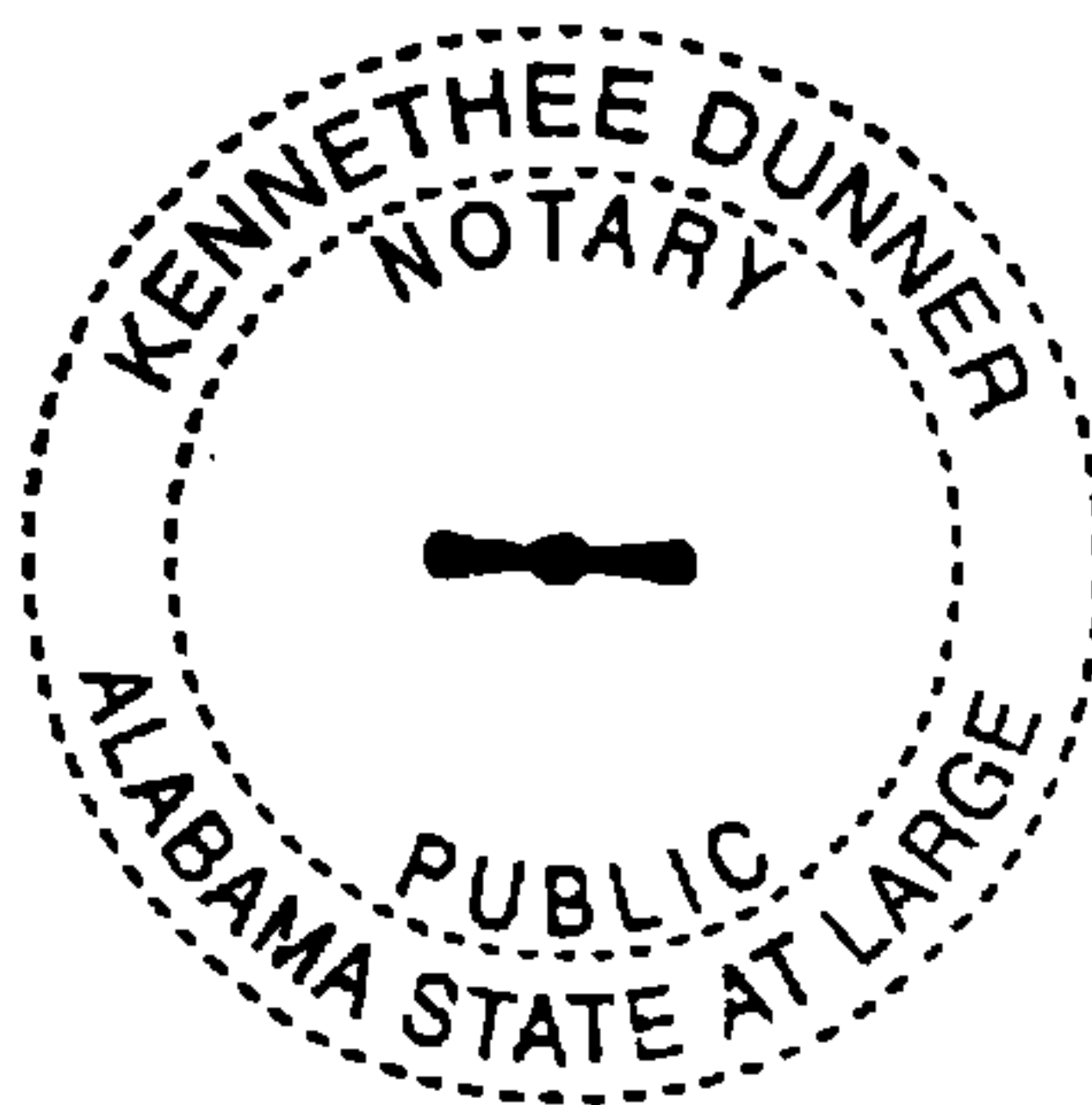
I, Kenneth Danner (name), notary public, hereby certify that Carlye Swanson Stringfellow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 1st day of June, A.D. 2021.

Kenneth Danner

Notary Public

Witness my hand and official seal.

My Commission Expires: 7/14/2023



REAL ESTATE SALES VALIDATION FORM***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name: Matthew Wade Stringfellow and
Carlye Swanson Stringfellow
Mailing Address: 1017 Edgewater Lane
Chelsea, AL 35043

Grantee's Name: FKH SFR PropCo G, L.P., a Delaware
limited partnership
Mailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067

Property Address: 1017 Edgewater Lane
Chelsea, AL 35043

Date of Sale: June 3, 2021
Total Purchase Price: \$370,000.00

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.

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.

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: June 1, 2021

____ Unattested _____
(verified by)

Print: Matthew Wade Stringfellow
Carlye Swanson Stringfellow
Sign: Matthew Wade Stringfellow
Carlye Swanson Stringfellow
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2021 08:11:26 AM
\$398.00 CHERRY
20210608000278310

Allen S. Byrd