

20210701000318960
07/01/2021 09:26:05 AM
DEEDS 1/3

Commitment Number: 210192628
Seller's Loan Number: AMAL1005

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 7 26 1 005 004.000

GENERAL WARRANTY DEED

HOME SFR Borrower, LLC, a Delaware Limited Liability Company, whose mailing address is **3505 Koger Blvd., Suite 400, Duluth, GA 30096**, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Midway Exchange Borrower 1, LLC**, hereinafter grantee, whose tax mailing address is **3505 Koger Blvd., Suite 400, Duluth, GA 30096**, the following real property:

LOT 107, ACCORDING TO THE SURVEY OF BUILDER'S GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE ONE, AS RECORDED IN MAP BOOK 27, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

COMMONLY KNOWN AS: 312 Mills Way, Pelham, AL 35124.

PARCEL ID: 13 7 26 1 005 004.000

Property Address is: 312 Mills Way, Pelham, AL 35124

Prior instrument reference: _____

Seller makes no representations or warranties, of any kind or nature whatsoever, other

than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on June 10, 2021 :

HOME SFR Borrower, LLC, a Delaware Limited Liability Company

By: Travis

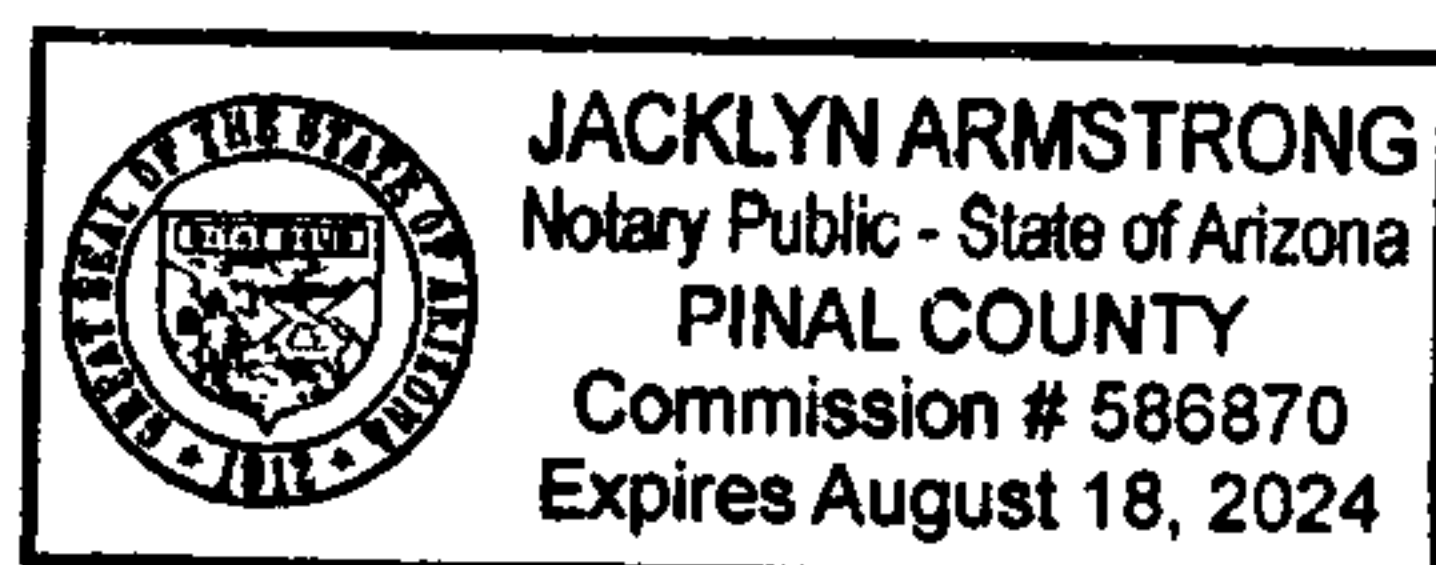
Name: Travis Chester

Its: Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Travis Chester its Authorized Signer, on behalf of the Grantor **HOME SFR Borrower, LLC, a Delaware Limited Liability Company** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his capacity as Authorized Signer and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand and official seal this 10 day of June, 2021



Jacklyn Armstrong
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name	HOME SFR Borrower, LLC, a Delaware Limited Liability Company	Grantee's Name	Midway Exchange Borrower 1, LLC
Mailing Address	3505 Koger Blvd., Suite 400, Duluth, GA 30096	Mailing Address	3505 Koger Blvd., Suite 400, Duluth, GA 30096
Property Address	312 Mills Way, Pelham, AL 35124	Date of Sale	<u>6/16/21</u>
		Total Purchase Price	<u>10.00</u>
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 181,900.00

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	☐ Appraisal
☒ Sales Contract	☐ 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).

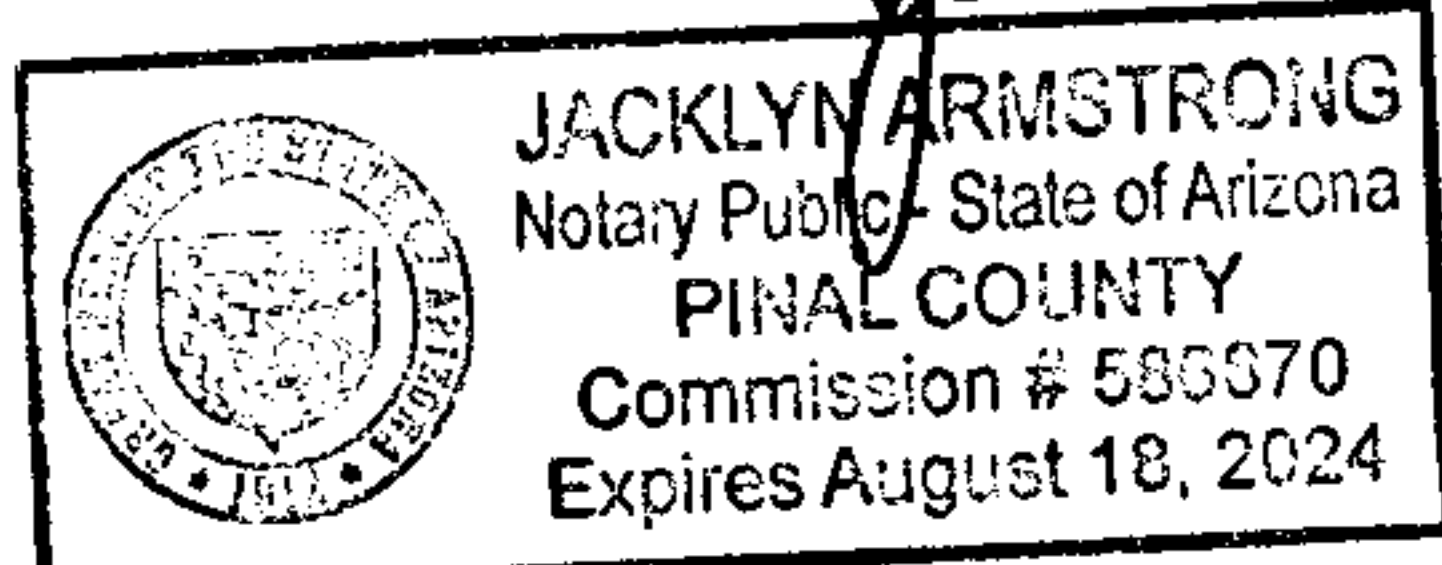
Date _____

Print Travis L. Chesron

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 09:26:05 AM
\$210.00 CHERRY
20210701000318960

Form RT-1

Allen S. Bayl