

This Instrument Prepared By:  
Kyle England, Esq.  
Bar ID No. 5936-N87Z  
SPAETH & DOYLE LLP  
950 S. Cherry Street, Suite 1220  
Denver, CO 80246

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Eighty-Seven Thousand And No/100 DOLLARS (\$287,000.00)** 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, **Jennifer R. Keatts and Brian M. Keatts, husband and wife as joint tenants with rights to survivorship** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **MCH SFR PROPERTY OWNER 1 LLC, a Delaware Limited Liability Company** (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 1737, ACCORDING TO THE SURVEY OF OLD CAHABA IV, SECOND ADDITION, PHASE SIX, AS RECORDED IN MAP 34 PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 3028 Stonecreek Trace, Helena, AL 35080  
Parcel Identification Number: 13 4 20 3 004 036.000

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 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 10 day of October, 2021.

Jennifer R. Keatts  
Jennifer R. Keatts

Brian M. Keatts  
Brian M. Keatts

The State of Alabama

Shelby County

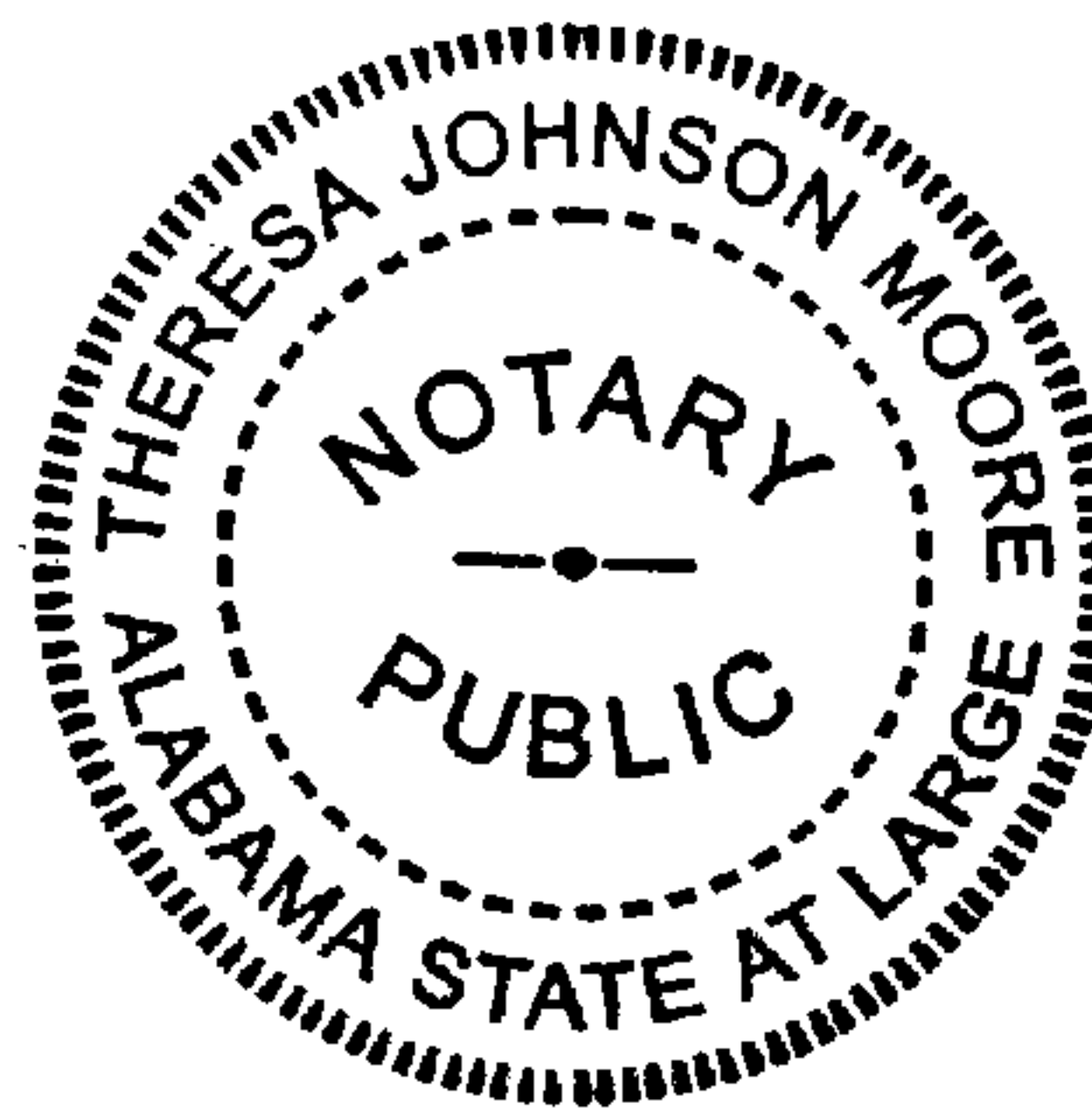
I, Theresa J Moore (name), notary public, hereby certify that Jennifer R. Keatts, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 10 day of Oct, A.D. 2021.

I, Theresa J Moore (name), notary public, hereby certify that Brian M. Keatts, 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 10 day of Oct, A.D. 2021.

Theresa J Moore  
Notary Public

Witness my hand and official seal.

My Commission Expires: 7/2/23



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

Grantor's Name: Jennifer R. Keatts and Brian M. Keatts  
 Mailing Address: 3028 Stonecreek Trace  
 Helena, AL 35080

Grantee's Name: MCH SFR PROPERTY OWNER 1 LLC,  
 a Delaware Limited Liability Company  
 Mailing Address: 14355 Commerce Way  
 Miami Lakes, FL 33016

Property Address: 3028 Stonecreek Trace  
 Helena, AL 35080

Date of Sale: October \_\_\_\_, 2021  
 Total Purchase Price: \$287,000.00

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.

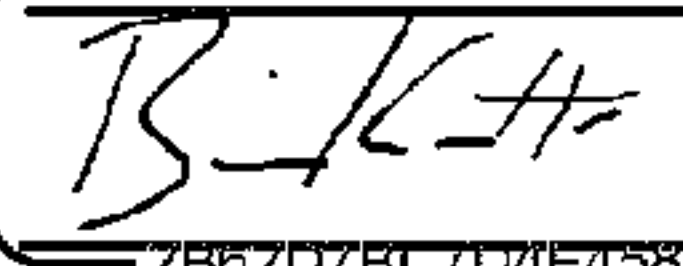
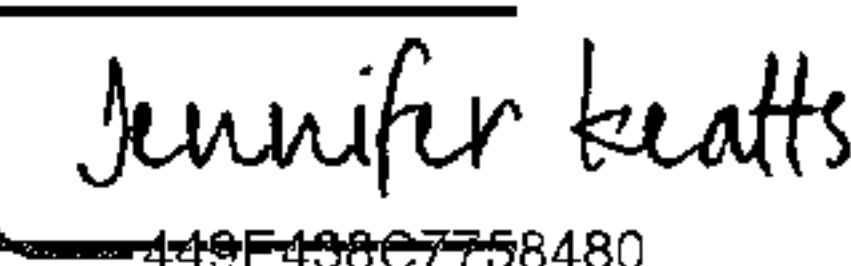
Property address - the physical address of the property being conveyed, if available.

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: 10/13/2021 Jennifer Keatts  
 \_\_\_\_\_  
 \_\_\_\_\_ Unattested \_\_\_\_\_  
 (verified by)

Print: Brian Keatts Jennifer Keatts  
 DocuSigned by: DocuSigned by:  
 Sign:    
 (Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/14/2021 08:30:15 AM**  
**\$315.00 CHERRY**  
**20211014000499540**

*Allen S. Bayl*