20211015000503570 10/15/2021 03:50:35 PM DEEDS 1/3

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 SINELING	

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Eighty-One Thousand And No/100** DOLLARS (\$281,000.00) 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, **DeAngelis Johnson**, a single man (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **MCH SFR PROPERTY OWNER 1 LLC**, a **Defaware 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 11, SECTOR 3, ACCORDING TO THE SURVEY OF APACHE RIDGE SUBDIVISION, SECTOR 2 & 3, AS RECORDED IN MAP BOOK 16, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 116 Setting Sun Lane, Alabaster, AL 35007 Parcel Identification Number: 13 7 35 2 003 011.000

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 GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that he 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.

## 20211015000503570 10/15/2021 03:50:35 PM DEEDS 2/3

IN WITNESS WHEREOF I have hereunto set my hands and seals, this $\underline{\mathcal{W}}$ day of October, 2021.
<u> DcΔηςe lis Johnson</u> DeAngelis Johnson
The State of Alabama
Shelly County
I. Dowthy hence Akins (name), notary public, hereby certify that DeAngelis Johnson 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
Notary Public A Devocation of the Public A Devoc
Witness my hand and official seal. My Commission Expires:

DOROTHY RENEE' AKINS

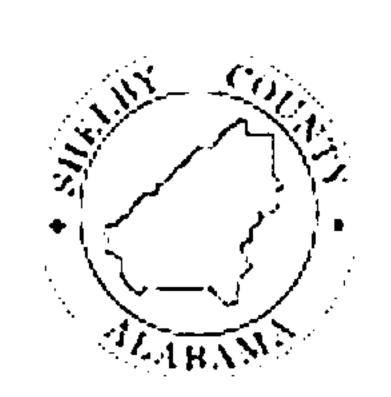
My Commission Expires April 22, 2025

MOTARY

## REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	DeAngelis Johnson	Grantee's Name:	MCH SFR PROPERTY OWNER 1 LLC, a Delaware Limited Liability Company 14355 Commerce Way Miami Lakes, FL 33016		
Mailing Address:	116 Setting Sun Lane Alabaster, AL 35007	Mailing Address:			
Property Address:	116 Setting Sun Lane Alabaster, AL 35007	Date of Sale: Actual Value:	October 15, 2021 \$0.00		
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)					
<ul><li>☐ Bill of Sale</li><li>☒ Sales Contract</li><li>☐ Closing Stateme</li></ul>		☐ 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.					
-	hat any false statements claimed on		d in this document is true and accurate. In the imposition of the penalty indicated in		
Date: October 1		Print: ১৯১৭৬৬	70/21501		
Unattested	(verified by)	Sign: (Grantor/Gr	antée/Owner/Agent) circle one		



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2021 03:50:35 PM
\$309.00 KIMBERLY

20211015000503570

