

20211027000519990
10/27/2021 08:15:27 AM
DEEDS 1/3

This Instrument Prepared By:
Kyle England, Esq
Bar ID No. 5938-N87Z
SPAETH & DOYLE LLP
950 S Cherry Street, Suite 1220
Denver, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Fifty Thousand And No/100 DOLLARS (\$350,000.00)** 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, **TIMOTHY LEE HORTON, SR and MELISSA DAWN HORTON**, husband and wife, as joint tenants with right of 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 7-110, ACCORDING TO THE SURVEY OF CHELSEA PARK 7TH SECTOR, FIFTH ADDITION, GRAYSON PLACE NEIGHBORHOOD, AS RECORDED IN MAP BOOK 51, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, FILED FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR FILED RECORD AS INSTRUMENT NO. 20061229000634370, AND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR AS RECORDED IN INSTRUMENT NO. 20151230000442850 (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

Also known by street and number as: 2078 Springfield Drive, Chelsea, AL 35043
Parcel Identification Number: 089311008033000

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 25 day of October, 2021

Timothy Lee Horton, Sr.
TIMOTHY LEE HORTON, SR
Melissa Dawn Horton
MELISSA DAWN HORTON

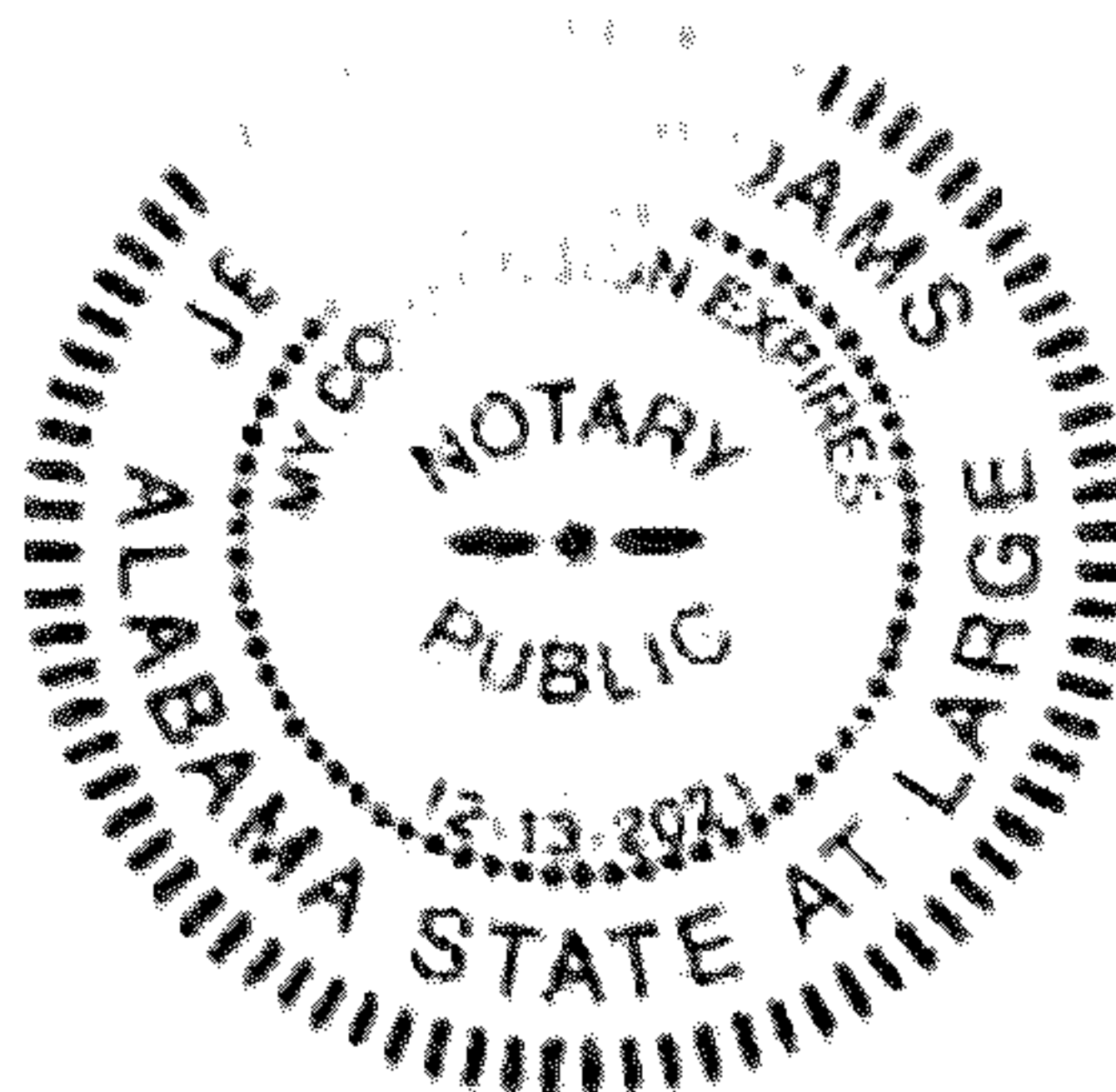
The State of Alabama

Jefferson County

I, Jessica Adams (name), notary public, hereby certify that TIMOTHY LEE HORTON, SR, 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 25 day of 10, A.D. 2021.

I, Jessica Adams (name), notary public, hereby certify that MELISSA DAWN HORTON, 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 25 day of 10, A.D. 2021.

Jessica Adams
Notary Public
Witness my hand and official seal.
My Commission Expires: 12/13/21



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

Grantor's Name: TIMOTHY LEE HORTON, SR and
MELISSA DAWN HORTON
Mailing Address: 2078 Springfield Drive
Chelsea, AL 35043

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: 2078 Springfield Drive
Chelsea, AL 35043

Date of Sale: October ____, 2021
Total Purchase Price: \$350,000.00

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.

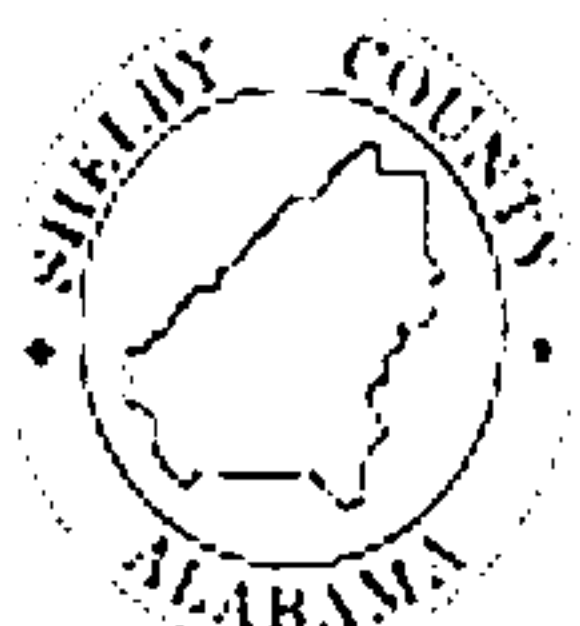
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: Oct 25, 2021

Print: Timothy Lee Horton, Sr

Unattested
(verified by)

Sign: [Signature]
Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2021 08:15:27 AM
\$378.00 JOANN
20211027000519990

Melissa D. Horton

[Signature]

Alvin S. Byrd