

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 **Three Hundred Forty-Five Thousand And No/100 DOLLARS (\$345,000.00)** 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, **Charriere C. Simpson and Tracy Simpson, husband and wife** (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 FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA TO-WIT:

LOT 39, ACCORDING TO THE SURVEY OF CHESSER PLANTATION, PHASE I, SECTOR 2, AS RECORDED IN MAP BOOK 33, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. ("THE PROPERTY").

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE CHESSER PLANTATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST NO 2002-10788 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS MAY BE AMENDED FROM TIME TO TIME (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATIONS").


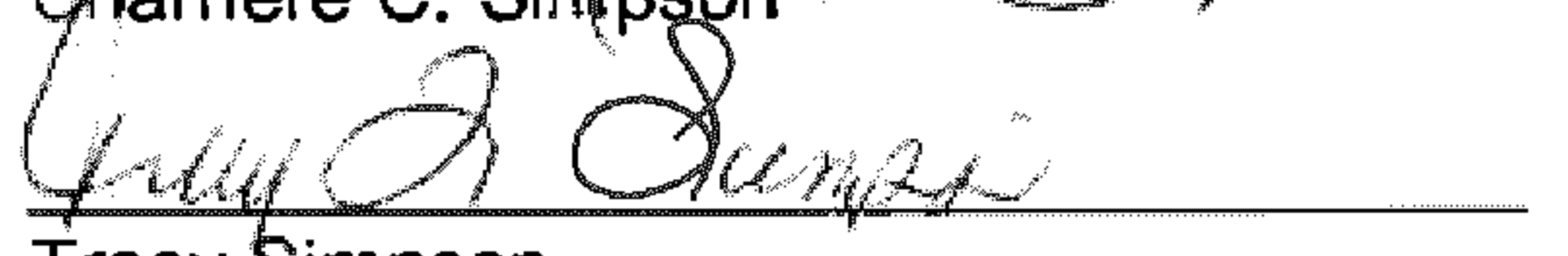
Also known by street and number as: 154 Blackstone Court, Chelsea, AL 35043
Parcel Identification Number: 09 5 22 0 009 039.000

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 23rd day of November, 2021.

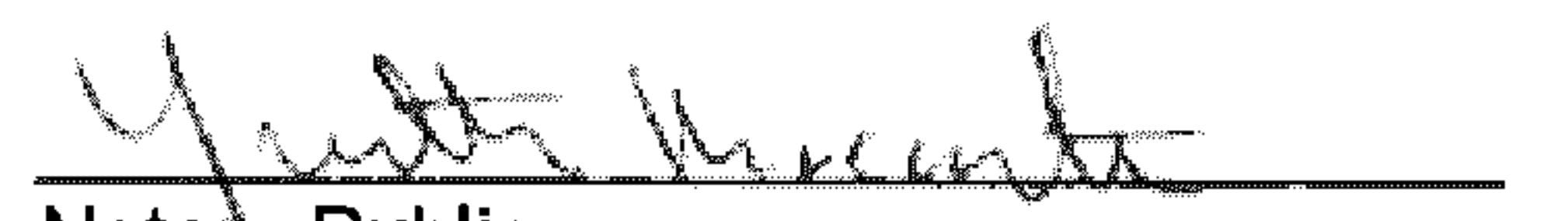

Charriere C. Simpson

Tracy Simpson

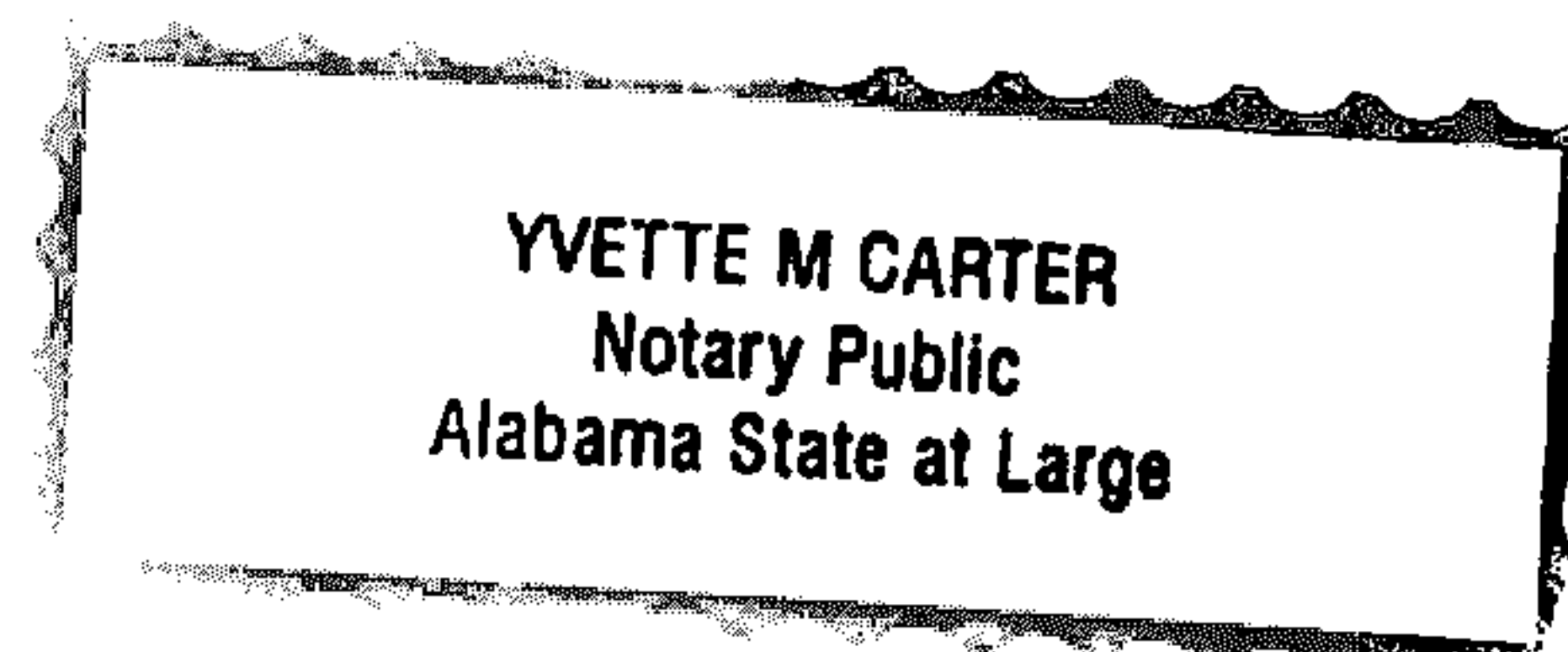
The State of Alabama

Shelby County

I, Yvette M. Carter (name), notary public, hereby certify that Charriere C. Simpson 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 23 day of November A.D. 2021.

I, Yvette M. Carter (name), notary public, hereby certify that Tracy Simpson, 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 23 day of November A.D. 2021.


Notary Public
Witness my hand and official seal.
My Commission Expires: 10/29/22



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

Grantor's Name: Charriere C. Simpson and Tracy Simpson
 Mailing Address: 154 Blackstone Court
 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: 154 Blackstone Court
 Chelsea, AL 35043

Date of Sale: November ____, 2021
 Total Purchase Price: \$345,000.00

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.

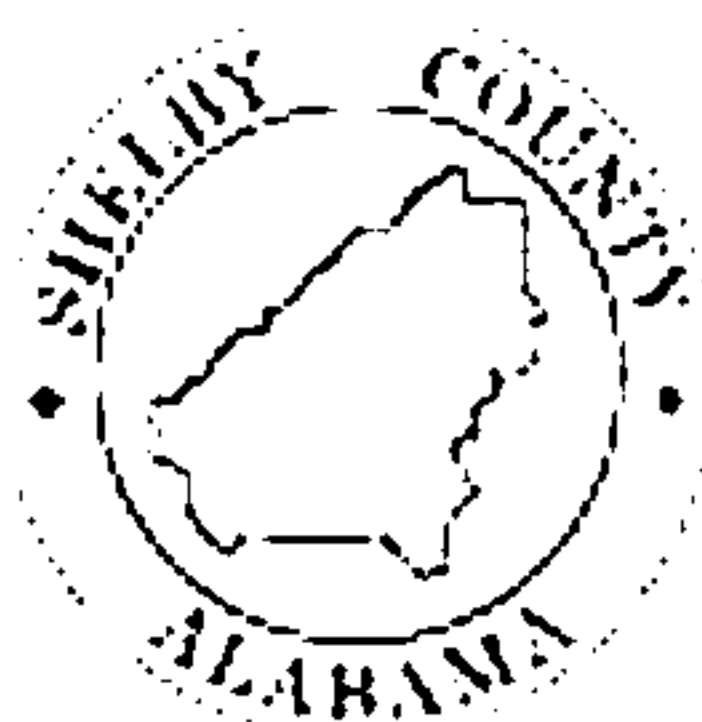
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: 11/23/2021

____ Unattested _____
 (verified by)

Print: Charriere C. Simpson Tracy Simpson
 Sign: [Signature] [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/24/2021 02:50:48 PM
 \$373.00 BRITTANI
 20211124000566110

Allen S. Bayl