

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 **One Hundred Sixty-Three Thousand And No/100 DOLLARS (\$163,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **J&J Properties LLC, an Alabama Limited Liability Company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR Propco I, L.P., a Delaware Limited Partnership** (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 220, ACCORDING TO THE SURVEY OF THE AMENDED MAP OF FINAL PLAT OF CAMDEN COVE, SECTOR 6 AND RECORDED IN MAP BOOK 30, PAGE 54 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 104 Mayfair Ln, Calera, AL 35040
Parcel Identification Number: 28 5 16 2 006 033.000

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

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 1 day of December, 2021.

J&J Properties LLC, an Alabama Limited Liability Company

BY: [Signature]
Josh Smitherman, Managing Member

The State of Alabama

Shelby County

I, Justin Smitherman (name), notary public, hereby certify that Josh Smitherman, Managing Member of J & J Properties LLC, an Alabama Limited Liability Company whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 8 day of December, A.D. 2021.

[Signature]
Notary Public

Witness my hand and official seal.
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: J&J Properties LLC, an Alabama
Limited Liability Company
Mailing Address: 804 MAIN ST
Montevallo, AL 35115

Grantee's Name: FKH SFR Propco I, L.P., a Delaware
Limited Partnership
Mailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067

Property Address: 104 Mayfair Ln
Calera, AL 35040

Date of Sale: December 8, 2021
Total Purchase Price: \$163,000.00

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

☐ 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.

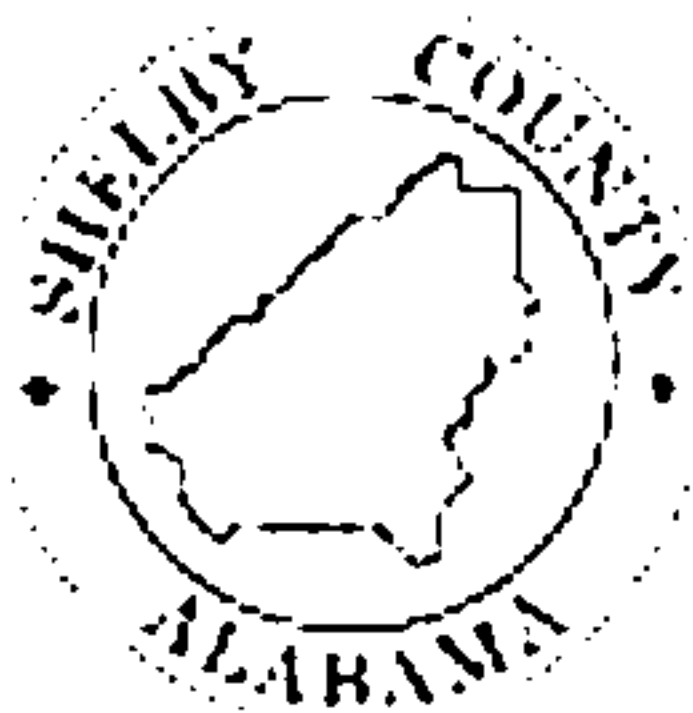
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 12-1-21

Print: Jack S. Horn

____ 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
12/09/2021 09:05:13 AM
\$191.00 BRITTANI
20211209000584900

Allen S. Bayl