

20211222000604650
12/22/2021 11:48:04 AM
DEEDS 1/6

This document prepared by:
Andrea W. Dorgan, Esq.
Burr & Forman LLP
420 N. 20th Street, Suite 3400
Birmingham, Alabama 35203
2:210638168

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
COUNTY OF Shelby)

Send Tax Notice to:
HOME SFR BORROWER IV, LLC
P.O. Box 4090
Scottsdale, AZ 85261

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

MIDWAY EXCHANGE BORROWER 1, LLC, a Delaware limited liability company,
whose mailing address is **P.O. Box 4090, Scottsdale, AZ 85261**

(hereinafter referred to as "Grantor"), in hand paid by

HOME SFR BORROWER IV, LLC, a Delaware limited liability company,
whose mailing address is **P.O. Box 4090, Scottsdale, AZ 85261**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

\$ _____ **OF THE CONSIDERATION WAS DERIVED
FROM THE MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of November 30, 2021.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]**

GRANTOR:

MIDWAY EXCHANGE BORROWER 1, LLC,
a Delaware limited liability company

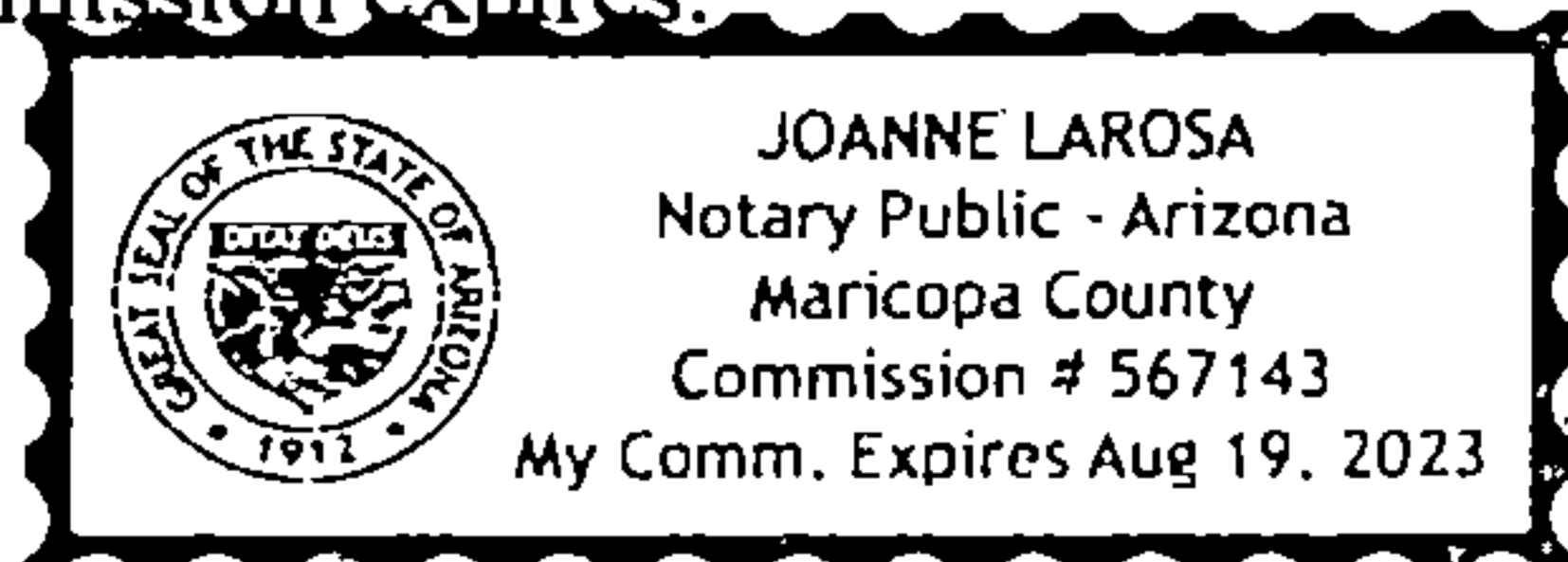
By: TaL
Name: Travis Chester
Title: Authorized Signatory

State of Arizona, County of Maricopa ss.

On this 30th day of November, 2021, before me the undersigned officer personally appeared Travis Chester, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Authorized Signatory of **MIDWAY EXCHANGE BORROWER 1, LLC**, a Delaware limited liability company, and that as such, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of **MIDWAY EXCHANGE BORROWER 1, LLC** by himself in his authorized capacity as such signor as his free and voluntary acceptance and the free and voluntary act and deed of **MIDWAY EXCHANGE BORROWER 1, LLC**.

Witness my hand and official seal.

Commission expires:



[Signature]
Notary public signature

EXHIBIT "A"

EXHIBIT A-1

PROPERTY ADDRESS: 312 MILLS WAY, PELHAM, AL 35124

COUNTY: SHELBY

CLIENT CODE: AMAL1005

LOT 107, ACCORDING TO THE SURVEY OF BUILDER'S GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE ONE, AS RECORDED IN MAP BOOK 27, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PARCEL CONVEYED TO MIDWAY EXCHANGE BORROWER 1, LLC FROM HOME SFR BORROWER III, LLC, BY VIRTUE OF A DEED DATED 6/10/2021, RECORDED 07/01/2021, IN INSTRUMENT NO. 20210701000318960, COUNTY OF JEFFERSON, STATE OF ALABAMA.

COMMONLY KNOWN AS: 312 MILLS WAY PELHAM, AL 35124

TAX ID: 137261005004000

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/22/2021 11:48:04 AM
 \$73.50 JOANN
 20211222000604650



Alyssa Bresnau

Real Estate Sales Validation Form

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

Grantor's Name MIDWAY EXCHANGE BORROWER 1, LLC
 Mailing Address P.O. BOX 4090
SCOTTSDALE, AZ 85261

Grantee's Name HOME SFR BORROWER IV, LLC
 Mailing Address P.O. BOX 4090
SCOTTSDALE, AZ 85261

Property Address 312 MILLS WAY
PELHAM, AL 35124

Date of Sale 11/30/2021
 Total Purchase Price \$ 10.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 36,380.00

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.

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.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 12-22-2021

Print Alyssa Bresnau

Unattested

(Signature)
 (verified by)

Sign

(Signature)
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1