

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 TWO HUNDRED FORTY FIVE THOUSAND DOLLARS And No/100 DOLLARS (\$245,000.00) 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, Lee Ann Smith , a single woman (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 6-122, ACCORDING TO THE PLAT OF CHELSEA PARK 6TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 13 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 EXECUTED BY GRANTOR AND FILED FOR RECORD AS INSTRUMENT 20041014000566950, THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHELSEA PARK 3RD SECTOR, A RESIDENTIAL SUBDIVISION AS RECORDED IN INSTRUMENT 20041014000566970, AND THE SUPPLEMENTAL DECLARATION AND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHELSEA PARK 3RD SECTOR AND 6TH SECTOR, A RESIDENTIAL SUBDIVISION AS RECORDED IN INSTRUMENT 2006072000035116 IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, AS MAY BE AMENDED FROM TIME TO TIME (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER REFERRED TO AS THE "DECLARATION")

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE EASEMENT PARCEL AS MORE PARTICULARLY DESCRIBED IN THE EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT 20040816000457750, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Also known by street and number as: 1012 Preston Place, Chelsea, AL 35043
Parcel Identification Number: 09 7 36 1 006 041.000**

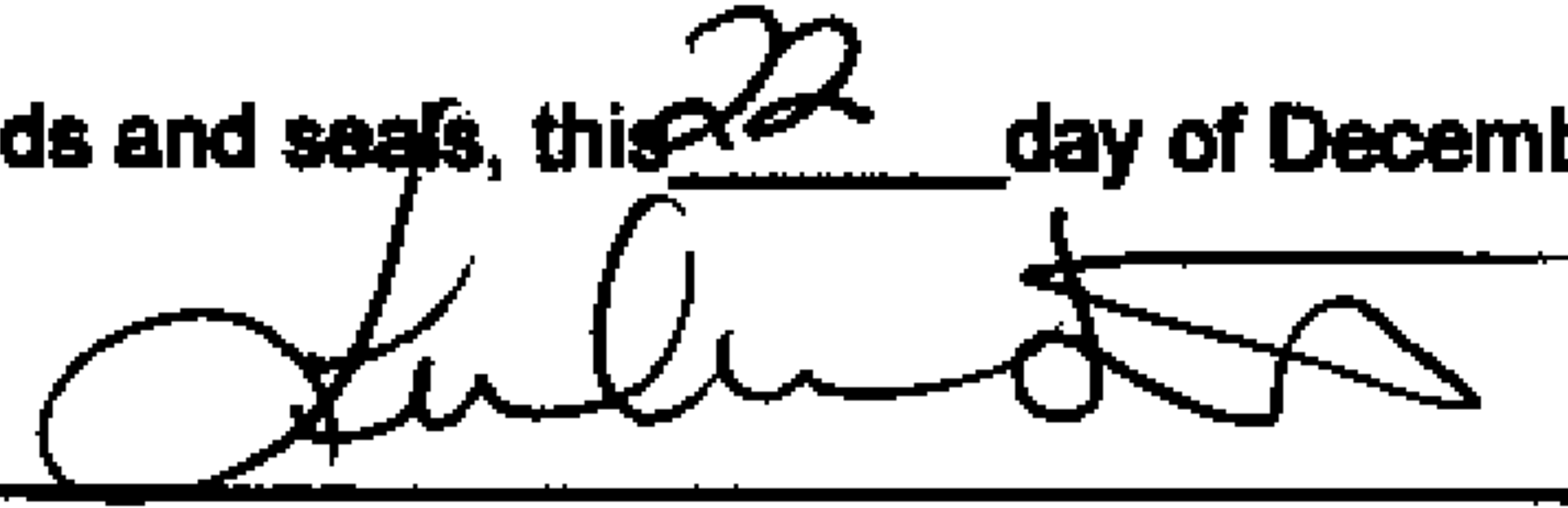
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said 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.

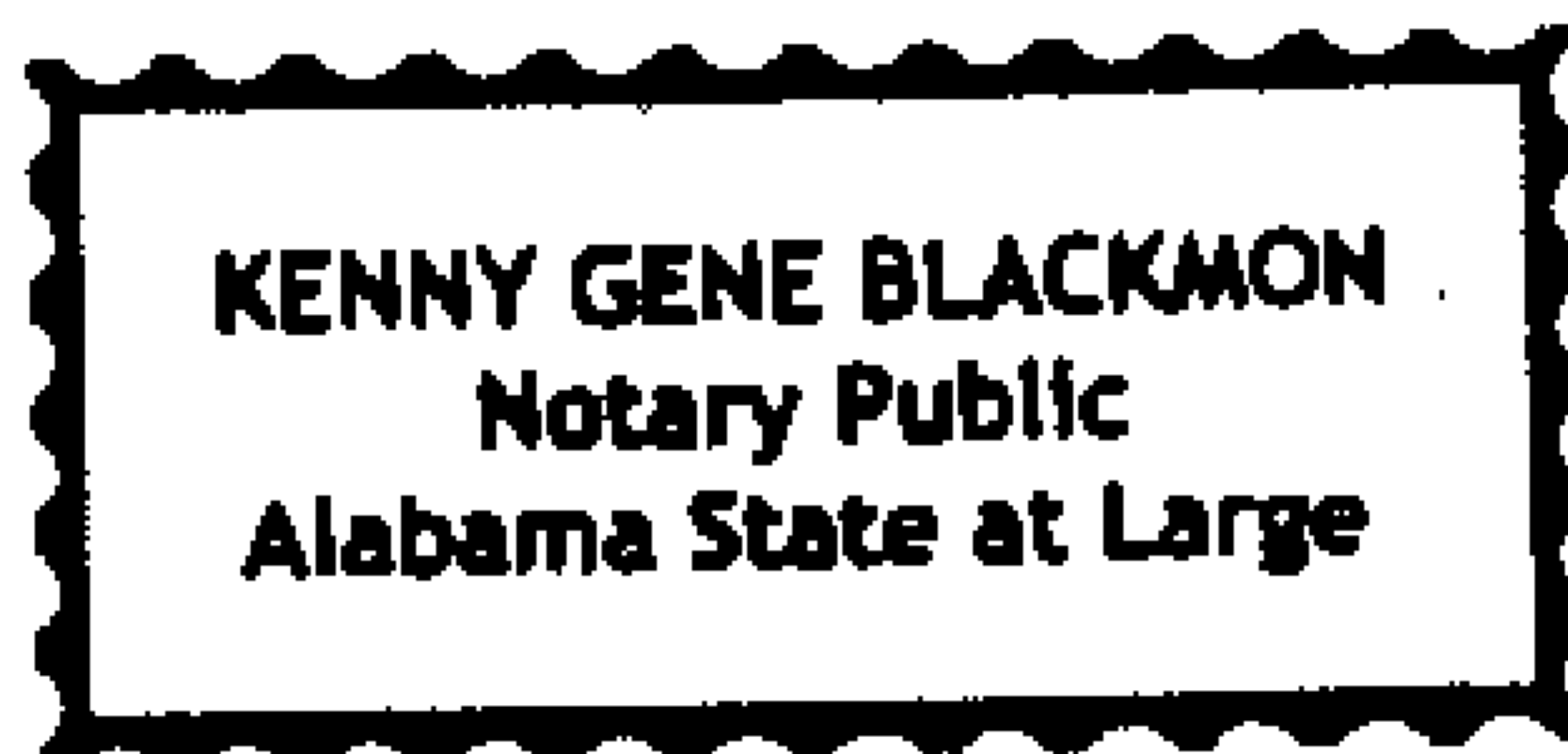
IN WITNESS WHEREOF I have hereunto set my hands and seals, this 22 day of December, 2021.



Lee Ann Smith

The State of Alabama
Shelby County

I, Kenny Gene Blackmon (name), notary public, hereby certify that Lee Ann Smith, 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 22nd day of December, A.D. 2021.




Kenny Gene Blackmon

My Commission Expires
7/23/2024

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

Grantor's Name: Lee Ann Smith
 Mailing Address: 1012 Preston Place
 Chelsea, AL 35043

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: 1012 Preston Place
 Chelsea, AL 35043

Date of Sale: December 27, 2021 *22nd*
 Total Purchase Price: \$245,000.00 *JAS*

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: 12/22/2021

Unattested

(verified by)

Kenny Gene BlackburnPrint: Lee Ann SmithSign: *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/28/2021 11:08:56 AM
 \$273.00 JOANN
 20211228000608320

Allen S. Bayl