

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 Eighty-Three Thousand And No/100 DOLLARS (\$283,000.00)** 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, **Erva G. Guenther, a widow** (herein referred to as GRANTOR), 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:

LOT 35, ACCORDING TO THE FINAL PLAT OF NARROWS POINT-PHASE 5, RECORDED IN MAP BOOK 35, PAGE 90A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #2000-9755, AS AMENDED BY INSTRUMENTS RECORDED AS INSTRUMENT NO. 2000-17136, INST. NO. 2000-36696, INST. NO. 2001-38328, INST. NO. 20020905000424180, INST. NO. 20021017000508250, AND INST. NO. 20030716000450980 AND INST. NO. 20050831000450840 AND IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

Also known by street and number as: 1309 Narrows Point Bend, Birmingham, AL 35242
Parcel Identification Number: 09 4 20 4 003 035.000

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 17th day of December, 2021.

Erva G. Guenther

By: Erva G. Guenther by Johanna
Johanna Sims as Attorney in Fact Sims

Attorney
in
Fact

STATE OF ALABAMA

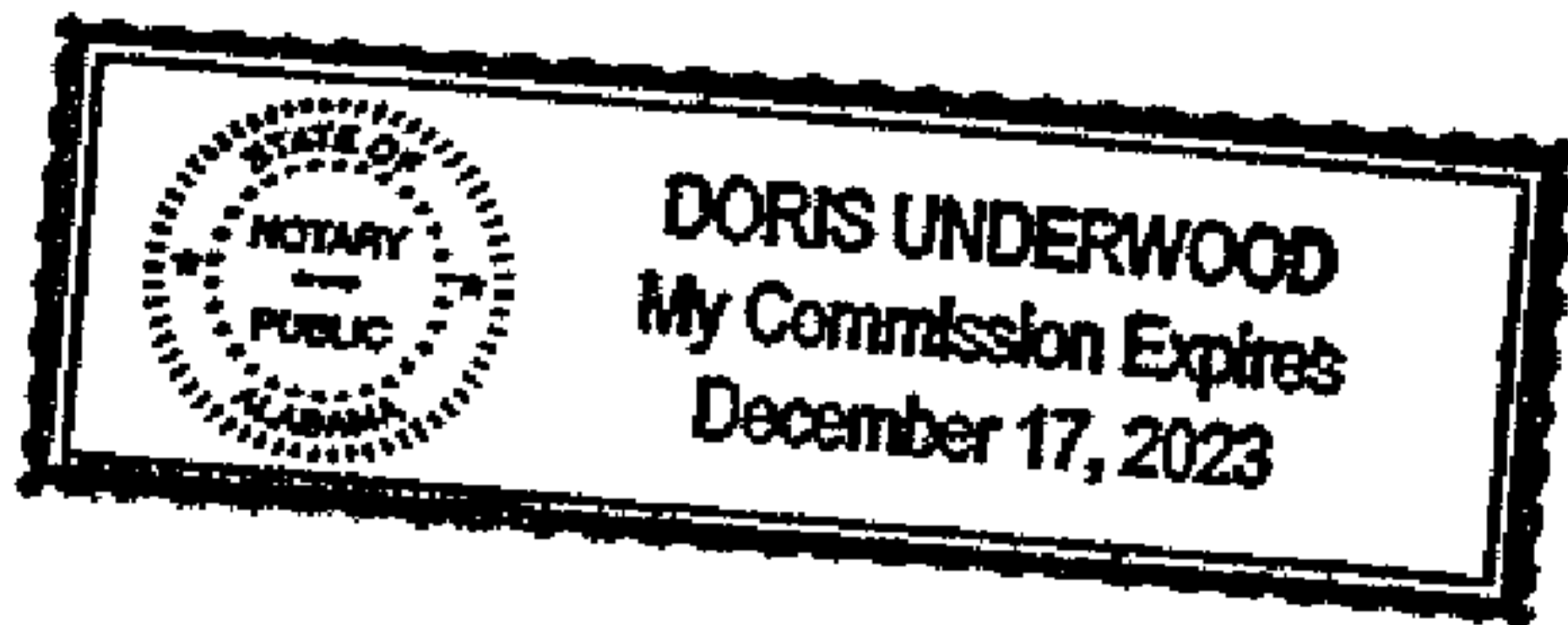
COUNTY OF SHELBY

I, Doris M Underwood (name), notary public, hereby certify that Johanna Sims, individually and as Attorney in Fact, 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 14th day of Dec, A.D. 2021.

Doris M Underwood
Notary Public

Witness my hand and official seal.

My Commission Expires:



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	Eva G. Gunther	Grantee's Name:	MCH SFR PROPERTY OWNER 1 LLC, a Delaware Limited Liability Company
Mailing Address:	7025 Wynlakes Blvd Montgomery, AL 36117	Mailing Address:	14355 Commerce Way Miami Lakes, FL 33016
Property Address:	1309 Narrows Point Bend Birmingham, AL 35242	Date of Sale:	December 17 th , 2021
		Total Purchase Price:	\$283,000.00

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)

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> 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.

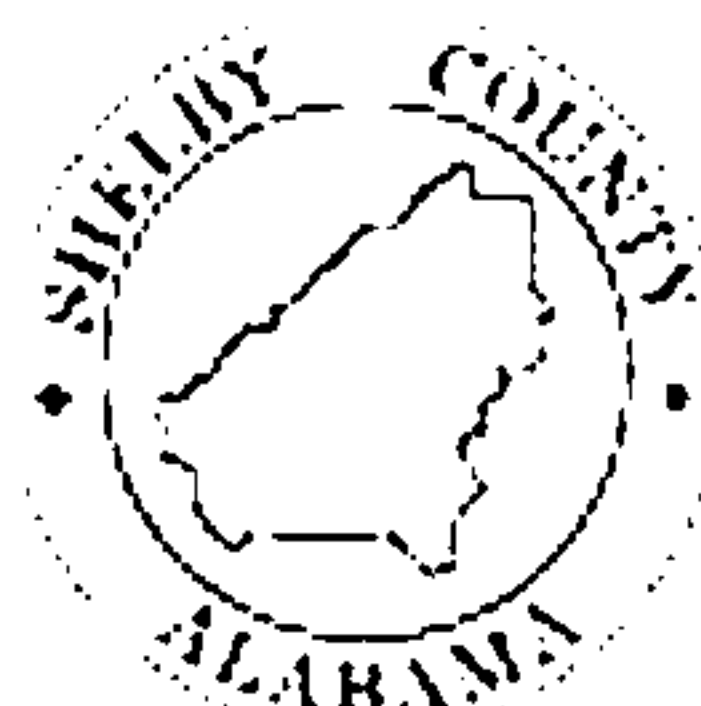
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 12/16/2021

____ Unattested _____
(verified by)

Print: Amanda Rosen

Sign: Amanda Rosen
(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 11:49:42 AM
\$311.00 JOANN
20211228000608840

Alexis Boyd