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01/05/2022 03:48:38 PM
DEEDS 1/4

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 FIFTY ONE THOUSAND FIVE HUNDRED AND 00/100'S (\$\$251,500.00) 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, **Judy K. Crump, a unmarried woman and Jamie Crump Barnett a married women** (herein referred to as GRANTORS), 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 205, ACCORDING TO THE MAP OF CEDAR GROVE AT STERLING GATE, SECTOR 2, PHASE 5, AS RECORDED IN MAP BOOK 28, PAGE 91 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Also known by street and number as: 139 Churchill Drive, Maylene, AL 35114
Parcel Identification Number: 23 2 04 0 006 006.000

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.

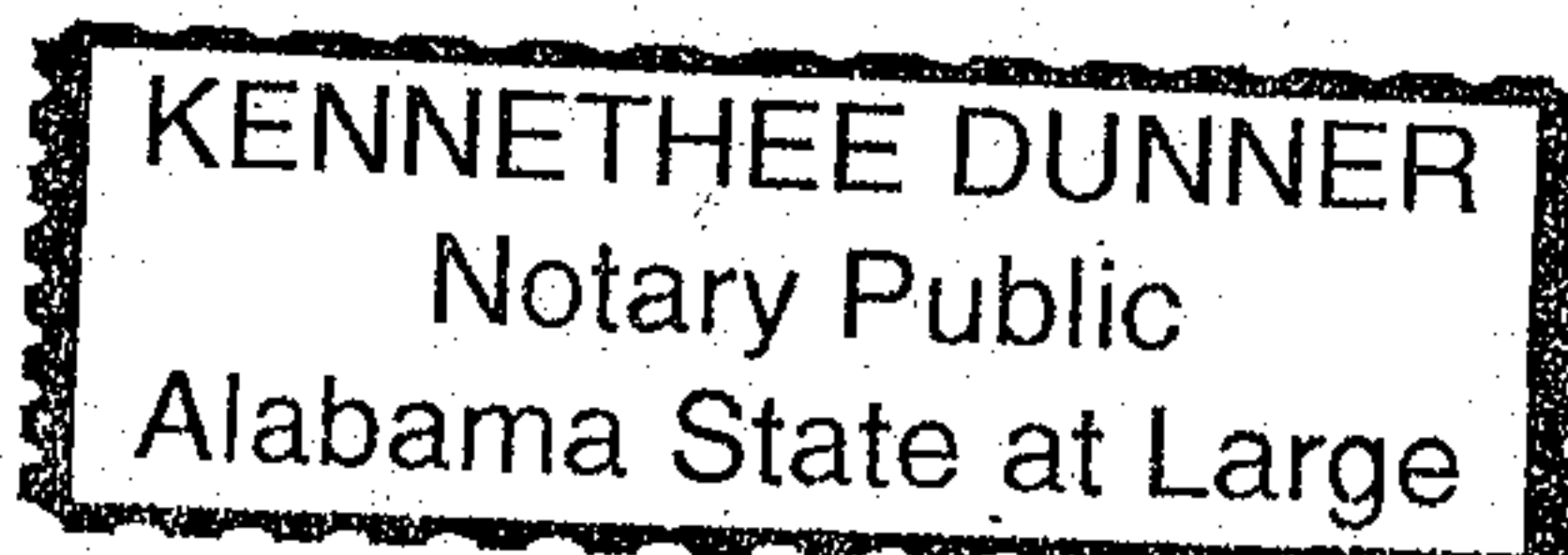
IN WITNESS WHEREOF we have hereunto set our hands and seals, this 3rd day of January, 2022.

SHELBY County

I, Kennethee Dunner (name), notary public, hereby certify that Judy K. Crump, 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 3rd day of January, A.D. 2022.

Kennethee Dunner
Notary Public

Witness my hand and official seal.
My Commission Expires: 7/12/2023

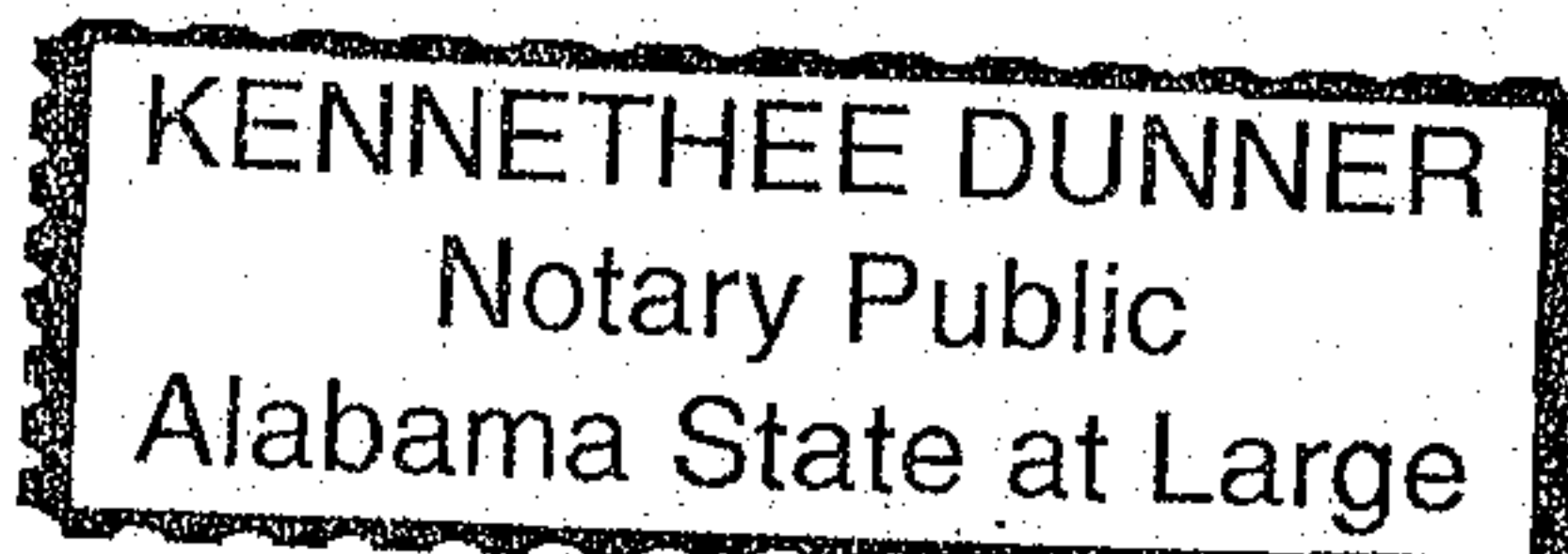


The State of Alabama
SHELBY County

I, Kennethee Dunner (name), notary public, hereby certify that Jamie Crump Barnett, 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 3rd day of January, A.D. 2022.

Kennethee Dunner
Notary Public

Witness my hand and official Seal
My Commission Expires: 7/12/2023

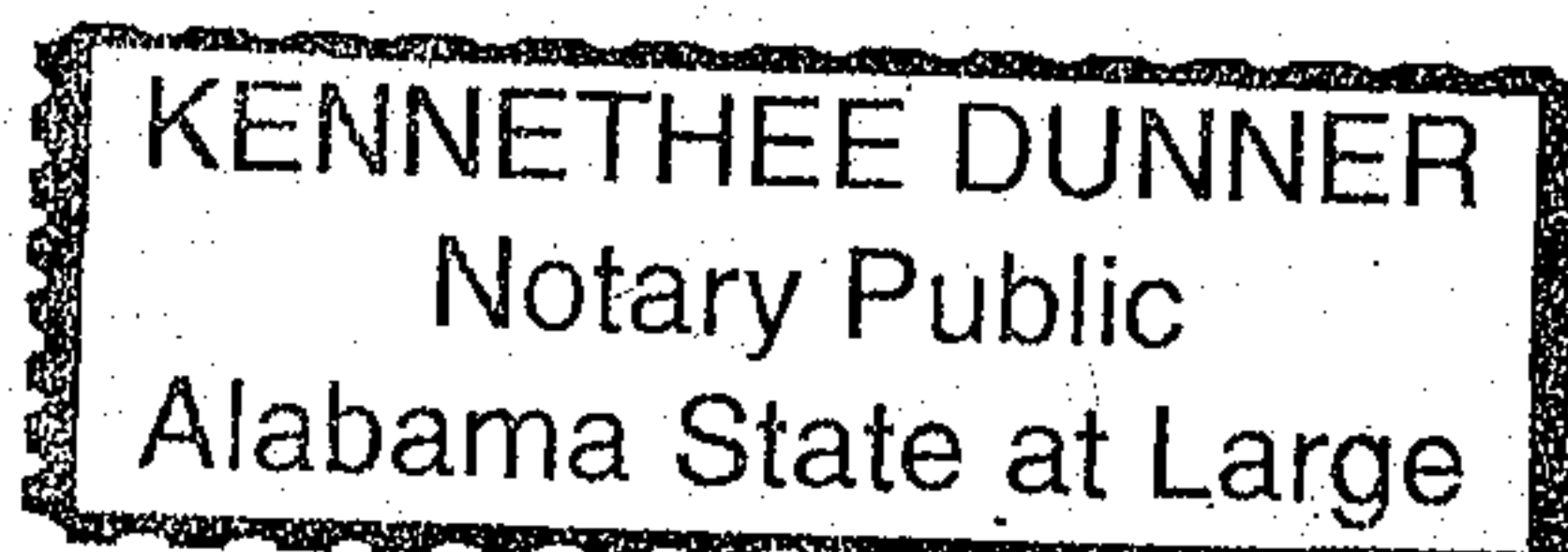


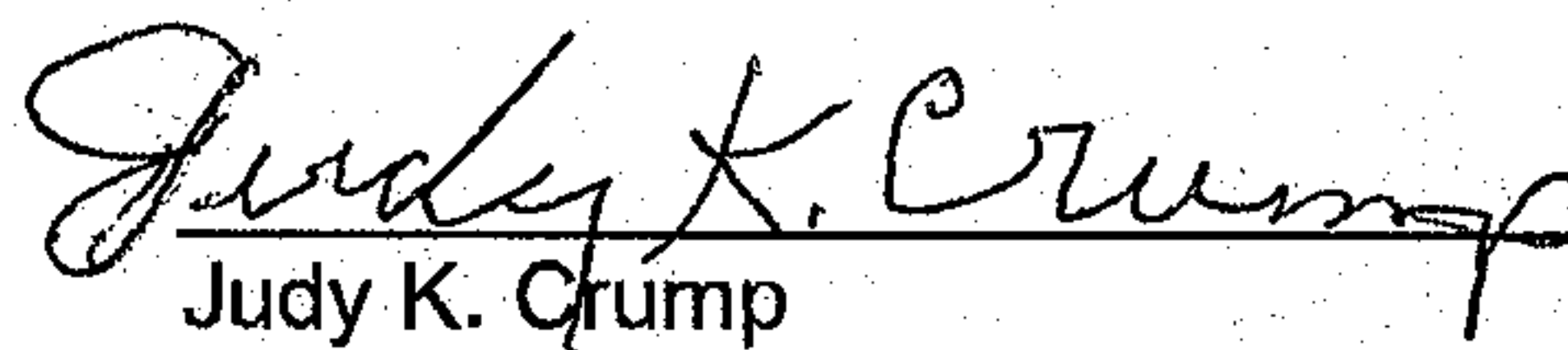
The State of Alabama
SHELBY County

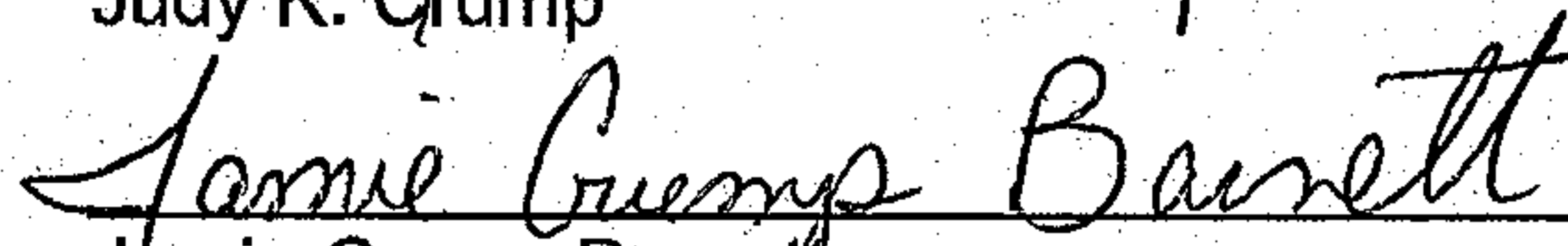
I, Kennethee Dunner (name), notary public, hereby certify that Terry Ray Barnett, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 3rd day of January, A.D. 2022.

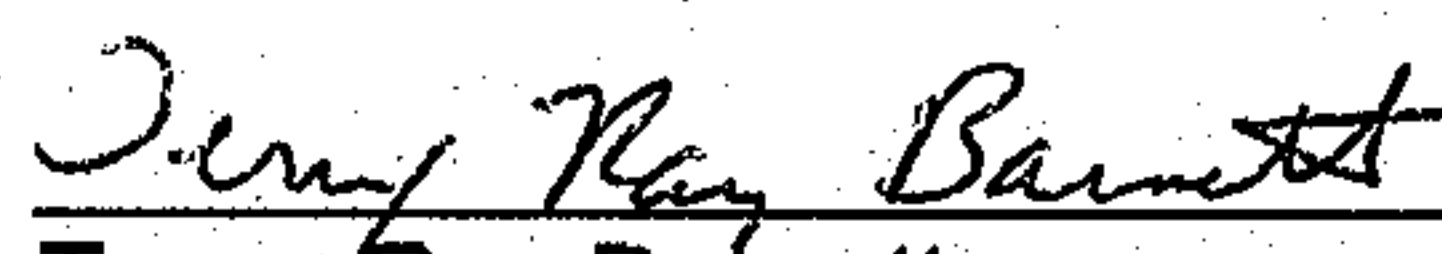
Kennethee Dunner
Notary Public

Witness my hand and official Seal
My Commission Expires: 7/12/2023




Judy K. Crump


Jamie Crump Barnett


Terry Ray Barnett

The State of Alabama

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

Grantor's Name: Judy K. Crump and Jamie Crump
Barnett
Mailing Address: 139 Churchill Drive
Maylene, AL 35114

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: 139 Churchill Drive
Maylene, AL 35114

Date of Sale: January 5, 2022
Total Purchase Price: \$251,500.00

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: 1/3/2022

Print: Judy K. Crump

Jamie Crump Barnett

____ Unattested _____
(verified by)

Sign: Judy K. Crump Jamie Crump Barnett
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2022 03:48:38 PM
\$283.50 JOANN
20220105000006100

Allen S. Boyd