

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 **Three Hundred Thirty-Eight Thousand And No/100 DOLLARS (\$338,000.00)** 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, **OP SPE TPA1, LLC** (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 319, ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PIN: 13 5 16 4 003 042.000

Also known by street and number as: 128 White Cottage Rd, Helena, AL 35080

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 28 day of January, 2022.

OP SPE TPA1, LLC

BY: [Signature]

~~Vaughn Bair~~, authorized agent

**Justin Green**  
**Authorized Signer**

The State of Arizona

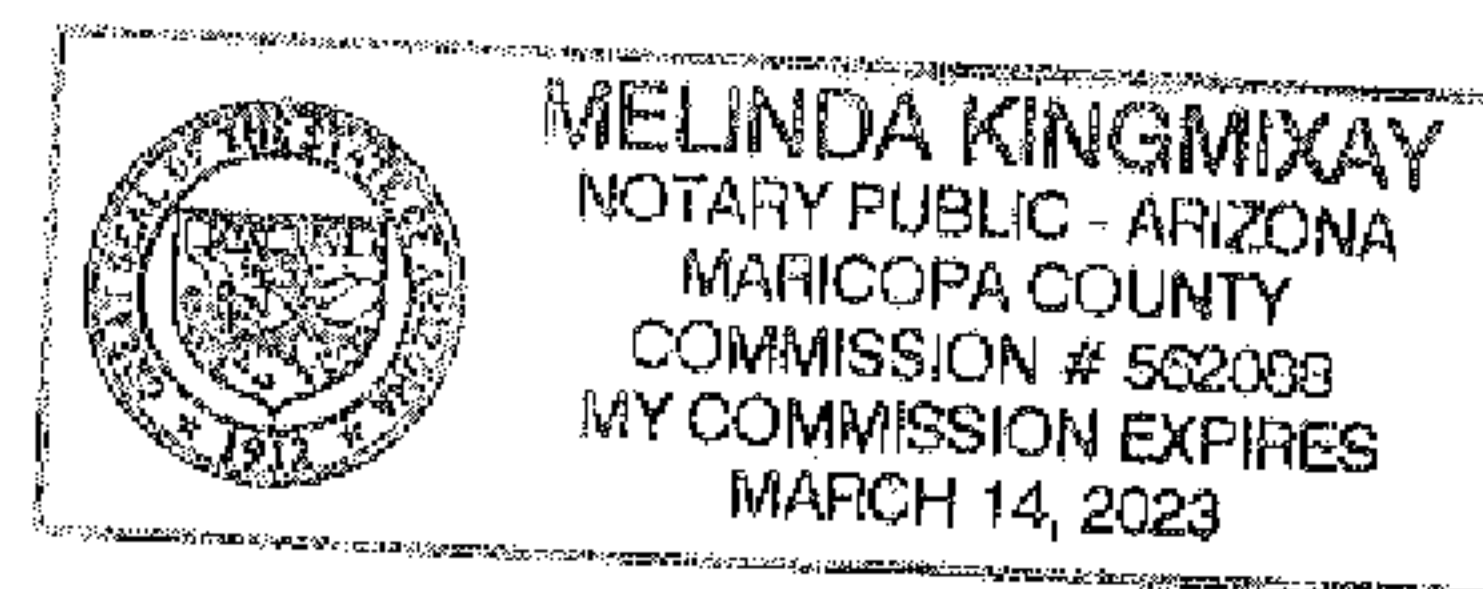
Maricopa County

I, Melinda Kingmixay (name), notary public, hereby certify that Vaughn Bair, authorized agent for OP SPE TPA1, LLC 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/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 28 day of Jan, A.D. 2021.

[Signature]  
Notary Public

Witness my hand and official seal.

My Commission Expires: March 14, 2023



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

Grantor's Name: OP SPE TPA1, LLC

Grantee's Name: FKH SFR Propco I, L.P., a Delaware  
Limited PartnershipMailing Address: 2150 E German Rd Sste 1  
Chandler, AZ 85286Mailing Address: 1850 Parkway Place  
Suite 900  
Marietta, GA 30067Property Address: 128 White Cottage Rd  
Helena, AL 35080Date of Sale: January 31, 2022  
Total Purchase Price: \$338,000.00

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: January 31, 2022Print: Justin Green**Authorized Signer**\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)Sign: \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County  
Clerk****Shelby County, AL****01/31/2022 04:02:56 PM****\$366.00 JOANN****20220131000043940***Allen S. Bayal*