

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 Seventy-Six Thousand Nine Hundred Thirty-Five And No/100 DOLLARS (\$376,935.00)** 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, **Edward H. Chartrand, trustee and Jane Worthen Chartrand, trustee for The Chartrand Family Trust** (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 25, ACCORDING TO THE SURVEY OF VILLA'S BELVEDERE, AS RECORDED IN MAP BOOK 29, PAGE 27 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 03 8 34 0 015 025.000

Also known by street and number as: 188 Belvedere Drive, Birmingham, AL 35242

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 28th day of January, 2022.

The Chartrand Family Trust

BY: Edward H. Chartrand
Edward H. Chartrand
Trustee

BY: Jane Worthen Chartrand
Jane Worthen Chartrand
Trustee

The State of ~~Alabama~~^{GA} Georgia
Gwinnett County

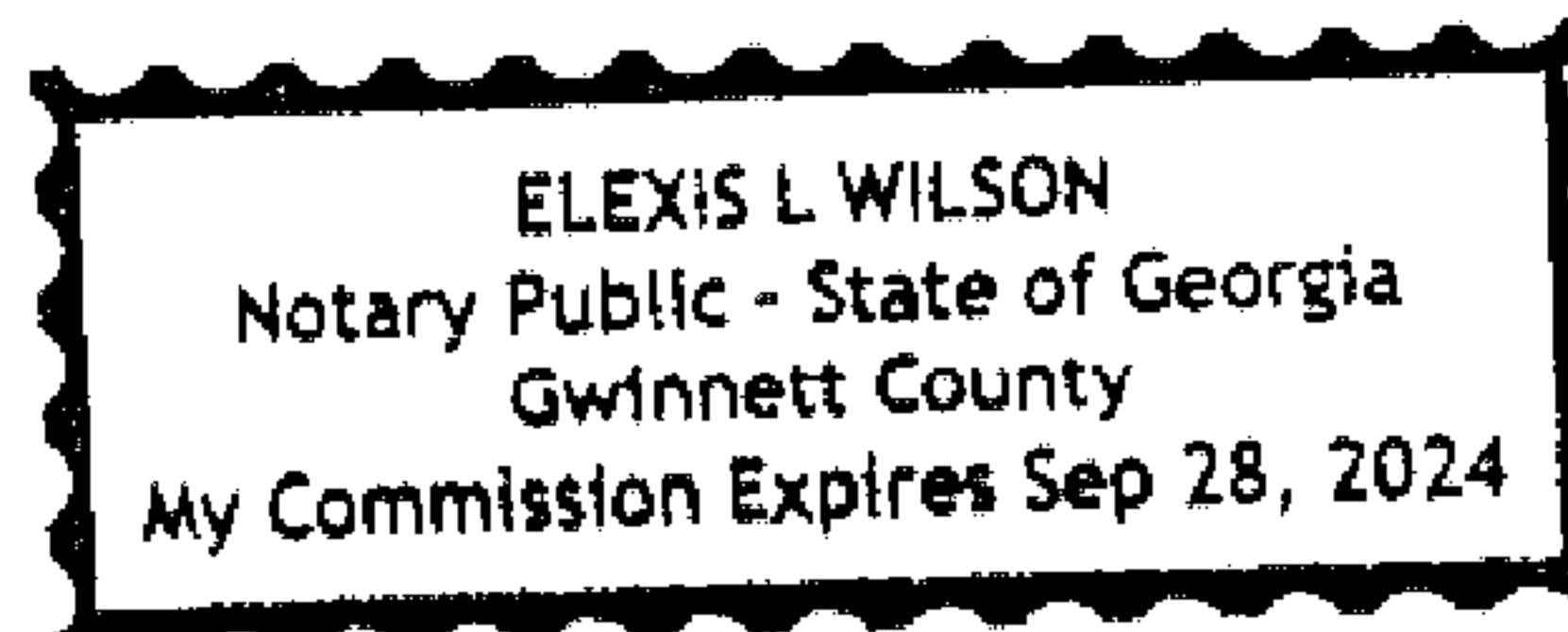
I, Elexis L. Wilson (name), notary public, hereby certify that Edward H. Chartrand, Trustee of the Chartrand Family Trust, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 26th day of January, A.D. 2022.

Elexis L. Wilson

Notary Public

Witness my hand and official seal.

My Commission Expires:



The State of ~~Alabama~~^{GA} Georgia
Gwinnett County

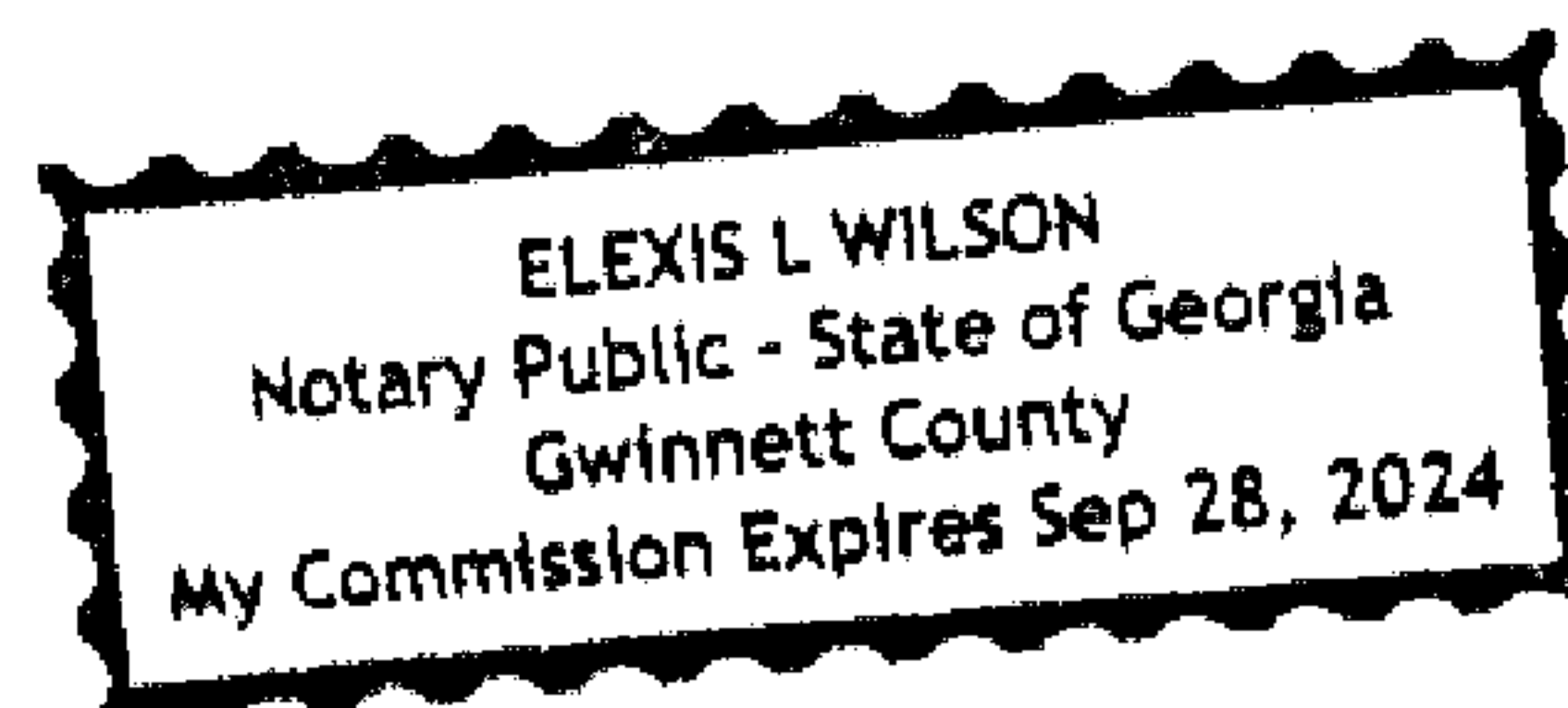
I, Elexis L. Wilson (name), notary public, hereby certify that Jane Worthen Chartrand, Trustee of the Chartrand Family Trust, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 26th day of January, A.D. 2022.

Elexis L. Wilson

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: The Chartrand Family Trust Grantee's Name: FKH SFR Propco I, L.P., a Delaware Limited Partnership
Mailing Address: 3315 PEACHTREE IND BLVD #147 Mailing Address: 1850 Parkway Place
Duluth, GA 30096 Suite 900
Marietta, GA 30067

Property Address: 188 Belvedere Drive Date of Sale: January 28, 2022
Birmingham, AL 35242 Total Purchase Price: \$376,935.00

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.

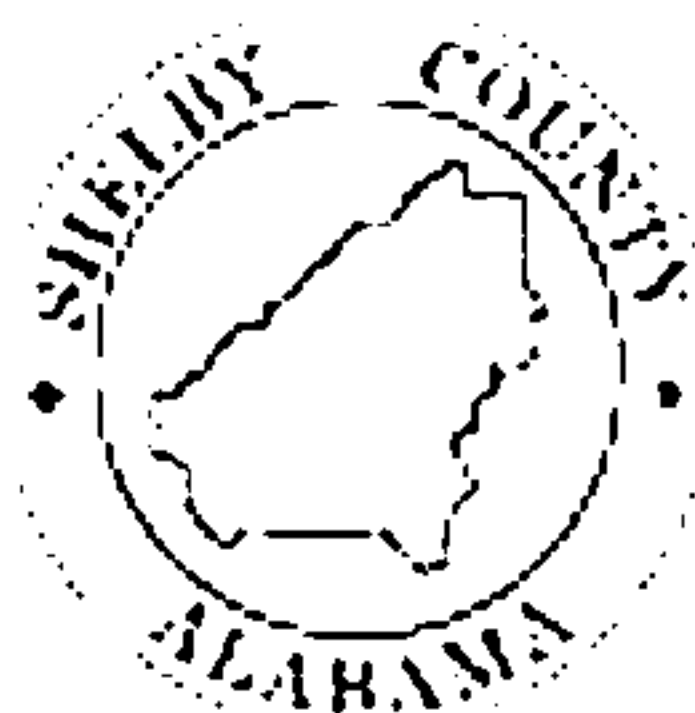
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: _____

Print: _____

____ 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
02/01/2022 03:13:15 PM
\$406.00 BRITTANI
20220201000045830

Brittani S. Bayl