

20220211000062050  
02/11/2022 01:53:45 PM  
DEEDS 1/14

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

|                         |   |                                        |
|-------------------------|---|----------------------------------------|
| STATE OF ALABAMA        | ) | <u>Send Tax Notice to:</u>             |
|                         | ) | New Residential Borrower 2022-SFR1 LLC |
| COUNTY OF <u>SHELBY</u> | ) | c/o RENU PROPERTY MGT, LLC,            |
|                         |   | 2350 Pointe Parkway, Suite 250         |
|                         |   | Carmel, Indiana 46032                  |

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**BOULTON PROPERTIES LLC, a Delaware limited liability company,**  
whose mailing address is **c/o RENU PROPERTY MGT LLC, 2350 Pointe Parkway, Suite 250,**  
**Carmel, Indiana 46032**

(hereinafter referred to as "Grantor"), in hand paid by

**NEW RESIDENTIAL BORROWER 2022-SFR1 LLC, a Delaware limited liability company,**  
whose mailing address is **c/o RENU PROPERTY MGT LLC, 2350 Pointe Parkway, Suite 250,**  
**Carmel, Indiana 46032**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in SHELBY County, Alabama (herein referred to as the "Property"), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

\_\_\_\_\_

**\$ 1,293,278.00** \_\_\_\_\_ **OF THE CONSIDERATION WAS DERIVED**  
**FROM THE MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

\_\_\_\_\_



**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

**This conveyance is made subject to the following:**

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of SHELBY County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

**IN WITNESS WHEREOF**, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of January 28, 2022.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -  
SIGNATURE PAGE FOLLOWS]**



**GRANTOR:**

**BOULTON PROPERTIES LLC,**  
a Delaware limited liability company

By:   
Name: Philip Sivin  
Title: Authorized Signatory

STATE OF NEW YORK       )  
COUNTY OF NEW YORK    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Philip Sivin, whose name as Authorized Signatory of BOULTON PROPERTIES LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal, this 13<sup>th</sup> day of January, 2022

  
Notary Public

AFFIX SEAL

My commission expires: 4/28/22

Eileen Ann McDonnell  
Notary Public, State of New York  
No. 01MC4857396  
Qualified in Queens County  
Commission Expires April 28, 2022



| Count | File Number     | Address                  | City       | State | Zip   | County |
|-------|-----------------|--------------------------|------------|-------|-------|--------|
| 1     | 302779-NRZ-21-1 | 125 MACON COURT          | CALERA     | AL    | 35040 | SHELBY |
| 2     | 305913-NRZ-21-1 | 137 VICTORIA STATION     | MAYLENE    | AL    | 35114 | SHELBY |
| 3     | 308294-NRZ-21-1 | 197 UNION STATION DRIVE  | CALERA     | AL    | 35040 | SHELBY |
| 4     | 306343-NRZ-21-1 | 216 CAMBRIDGE PARK DRIVE | MONTEVALLO | AL    | 35115 | SHELBY |
| 5     | 302831-NRZ-21-1 | 371 FOREST LAKES DR      | STERRETT   | AL    | 35147 | SHELBY |
| 6     | 301892-NRZ-21-1 | 548 BENTMOOR DR          | HELENA     | AL    | 35080 | SHELBY |



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**EXHIBIT A-1**

STREET ADDRESS: 125 MACON COURT, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 302779-NRZ-21-1

TAX PARCEL ID/APN: 22 9 31 1 003 004.000

LOT 267, ACCORDING TO THE SURVEY OF SAVANNAH POINTE SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 27, PAGE 103 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-2**

STREET ADDRESS: 137 VICTORIA STATION, MAYLENE, AL 35114

COUNTY: SHELBY

CLIENT CODE: 305913-NRZ-21-1

TAX PARCEL ID/APN: 23 2 04 0 004 022.000

LOT 22, ACCORDING TO THE SURVEY OF CEDAR GROVE @ STERLING GATE, SECTOR 2, PHASE 1 AS RECORDED IN MAP BOOK 25, PAGE 52, SHELBY COUNTY, ALABAMA RECORDS.

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**EXHIBIT A-3**

STREET ADDRESS: 197 UNION STATION DRIVE, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 308294-NRZ-21-1

TAX PARCEL ID/APN: 28 3 06 0 008 011.000

LOT 63, ACCORDING TO THE SURVEY OF UNION STATION, PHASE II, AS RECORDED IN MAP BOOK 41, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-4**

STREET ADDRESS: 216 CAMBRIDGE PARK DRIVE, MONTEVALLO, AL 35115

COUNTY: SHELBY

CLIENT CODE: 306343-NRZ-21-1

TAX PARCEL ID/APN: 36 2 03 3 005 006.000

LOT 6, ACCORDING TO THE AMENDED RECORD MAP OF CAMBRIDGE PARK SUBDIVISION, AS RECORDED IN MAP BOOK 49, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-5**

STREET ADDRESS: 371 FOREST LAKES DR, STERRETT, AL 35147

COUNTY: SHELBY

CLIENT CODE: 302831-NRZ-21-1

TAX PARCEL ID/APN: 09 5 15 0 001 050.000

LOT 569, AS RECORDED IN MAP AND SURVEY OF FOREST LAKES, 10TH SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 25 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**EXHIBIT A-6**

STREET ADDRESS: 548 BENTMOOR DR, HELENA, AL 35080

COUNTY: SHELBY

CLIENT CODE: 301892-NRZ-21-1

TAX PARCEL ID/APN: 13 4 20 4 004 044.000

LOT 1446, ACCORDING TO THE SURVEY OF OLD CAHABA IV 2ND ADDITION PHASE THREE AS RECORDED IN MAP BOOK 33, PAGE 130, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

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20220211000062050 02/11/2022 01:53:45 PM DEEDS 7/14

**This document prepared by:**

**Rob Sexton, Esq.**

**Maynard Cooper Gale**

**1901 6th Ave N, Suite 1700**

**Birmingham, Alabama 35203**



**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name BOULTON PROPERTIES LLC  
 Mailing Address c/o RENU PROPERTY MGT  
2350 Pointe Parkway, Suite 250  
Carmel, Indiana 46032

Grantee's Name NEW RESIDENTIAL BORROWER  
2022-SFR1 LLC  
 Mailing Address c/o RENU PROPERTY MGT  
2350 Pointe Parkway, Suite 250  
Carmel, Indiana 46032

Property Address SEE EXHIBIT "A".  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 1/28/2022  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \$1,433,000

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.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 Philip Sivin

Sign \_\_\_\_\_

\_\_\_\_\_  
Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

**Form RT-1**



## EXHIBIT “A”



# PROPERTY SCHEDULE



| Count | File Number     | Address                  | City       | State | Zip   | County |
|-------|-----------------|--------------------------|------------|-------|-------|--------|
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## LEGAL DESCRIPTIONS



**EXHIBIT A-1**

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COUNTY: SHELBY

CLIENT CODE: 302779-NRZ-21-1

TAX PARCEL ID/APN: 22 9 31 1 003 004.000

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STREET ADDRESS: 137 VICTORIA STATION, MAYLENE, AL 35114

COUNTY: SHELBY

CLIENT CODE: 305913-NRZ-21-1

TAX PARCEL ID/APN: 23 2 04 0 004 022.000

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COUNTY: SHELBY

CLIENT CODE: 308294-NRZ-21-1

TAX PARCEL ID/APN: 28 3 06 0 008 011.000

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COUNTY: SHELBY

CLIENT CODE: 306343-NRZ-21-1

TAX PARCEL ID/APN: 36 2 03 3 005 006.000

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COUNTY: SHELBY

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TAX PARCEL ID/APN: 09 5 15 0 001 050.000

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**EXHIBIT A-6**

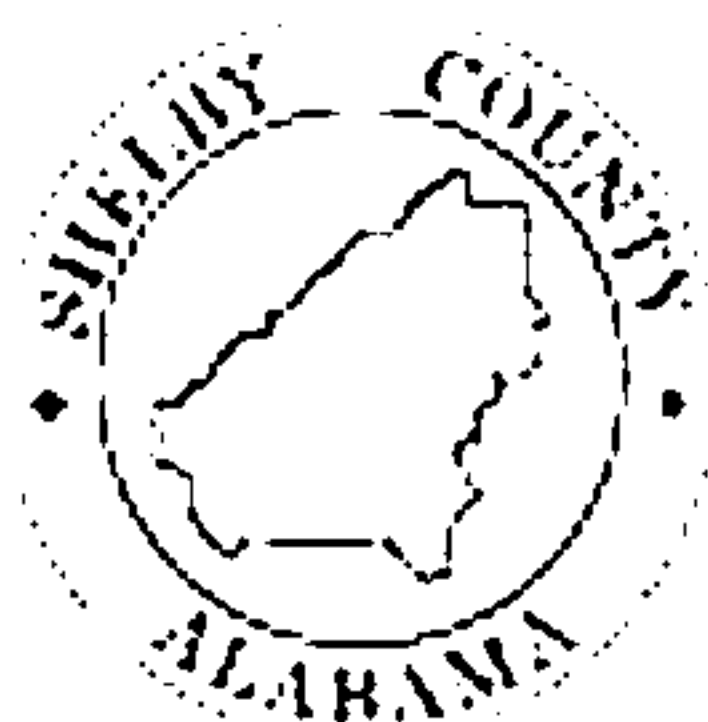
STREET ADDRESS: 548 BENTMOOR DR, HELENA, AL 35080

COUNTY: SHELBY

CLIENT CODE: 301892-NRZ-21-1

TAX PARCEL ID/APN: 13 4 20 4 004 044.000

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Filed and Recorded  
\*\*\*  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/11/2022 01:53:45 PM  
\$201.00 JOANN  
20220211000062050

*Allen S. Bayl*