

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 **Four Hundred Eight Thousand Five Hundred And No/100 DOLLARS (\$408,500.00)** 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, **Kimberly Ray and John Cocke, wife and husband** (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 1895, ACCORDING TO THE MAP AND SURVEY OF OLD CAHABA V, SECOND ADDITION, RECORDED IN MAP BOOK 36, PAGE 105 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 4258 Old Cahaba Parkway, Helena, AL 35080
Parcel Identification Number: 13 9 30 1 002 033.000

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 23 day of February, 2022.

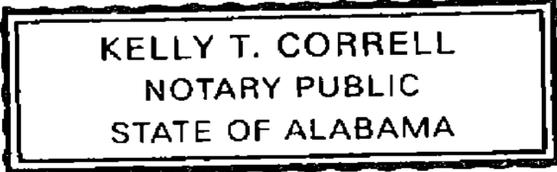
Kimberly Ray
Kimberly Ray
John Cocks
John Cocks

The State of Alabama

Shelby County

I, Kelly T. Correll (name), notary public, hereby certify that Kimberly Ray, 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 23 day of Feb, A.D. 2022.

Kelly T. Correll
Notary Public
Witness my hand and official seal.
My Commission Expires: 9-15-24



The State of Alabama

Shelby County

I, Kelly T. Correll (name), notary public, hereby certify that John Cocks, 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 23 day of Feb, A.D. 2022.

Kelly T. Correll
Notary Public
Witness my hand and official seal.
My Commission Expires: 9-15-24

