

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 THIRTY NINE THOUSAN FIVE HUNDRED NINETEEN DOLLARS And No/100 DOLLARS (\$239,519.00)** 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, **Gregory Holdings, LLC** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR PropCo J, 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:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CALERA, COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNED AS FOLLOWS: LOT 92, ACCORDING TO THE SURVEY OF WATERFORD-VILLAGE SECTOR 5, PHASE I, AS RECORDED IN MAP BOOK 36, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 1208 Village Trail, Calera, AL 35040
Parcel Identification Number: 22 7 35 1 003 021.000

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 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 ^{GH}15^{MG} day of March, 2022.

Gregory Holdings, LLC

BY: 

Matthew Gregory, Member

The State of Alabama

Jefferson County

I, Luke A. Henderson (name), notary public, hereby certify that Matthew Gregory, Member of Gregory Holdings, LLC, 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 9 day of March, A.D. 2022.


Notary Public

Witness my hand and official seal.

My Commission Expires:

Title not examined by Notary



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

Grantor's Name: Gregory Holdings, LLC

Grantee's Name: FKH SFR PropCo J, L.P., a Delaware limited partnership

Mailing Address: 7646 COTTONRIDGE RD
Trussville 35173Mailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067Property Address: 1208 Village Trail
Calera, AL 35040Date of Sale: March 15, 2022
Total Purchase Price: \$239,519.00

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: 3/9/22Print: Gregory HoldingsUnattested [Signature]
(verified by)Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/16/2022 08:08:21 AM
 \$268.00 BRITTANI
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Allen S. Bayl