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03/21/2022 02:43:39 PM
DEEDS 1/3

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~~ Colorado W
COUNTY OF ~~SHELBY~~ Wapahoe W

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Forty-One Thousand Five Hundred And No/100 DOLLARS (\$341,500.00)** 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, **James Walker Rice, William Terrell Rice, and John Houston Rice** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **MCH SFR PROPERTY OWNER 3 LLC, a Delaware Limited Liability Company** (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 242, ACCORDING TO THE SURVEY OF HILLSBORO SUBDIVISION, PHASE I, AS RECORDED IN MAP BOOK 37, PAGE 104 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 208 Appleford Road, Helena, AL 35080
Parcel Identification Number: 13 5 16 4 002 066.000

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.

The Property Transferred herein is NOT the marital residence of any of the Grantors hereto.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 18 day of March, 2022.

James Walker Rice
James Walker Rice

William Terrell Rice
William Terrell Rice

John Houston Rice
John Houston Rice

STATE OF ~~ALABAMA~~ ^{KGW} Colorado
COUNTY OF ~~SHELBY~~ ^{KGW} Arapahoe

I, Karen G. Wilson (name), notary public, hereby certify that James Walker Rice, 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 executed the same voluntarily on the day the same bears date. Given under my hand this 18th day of March, A.D. 2022.

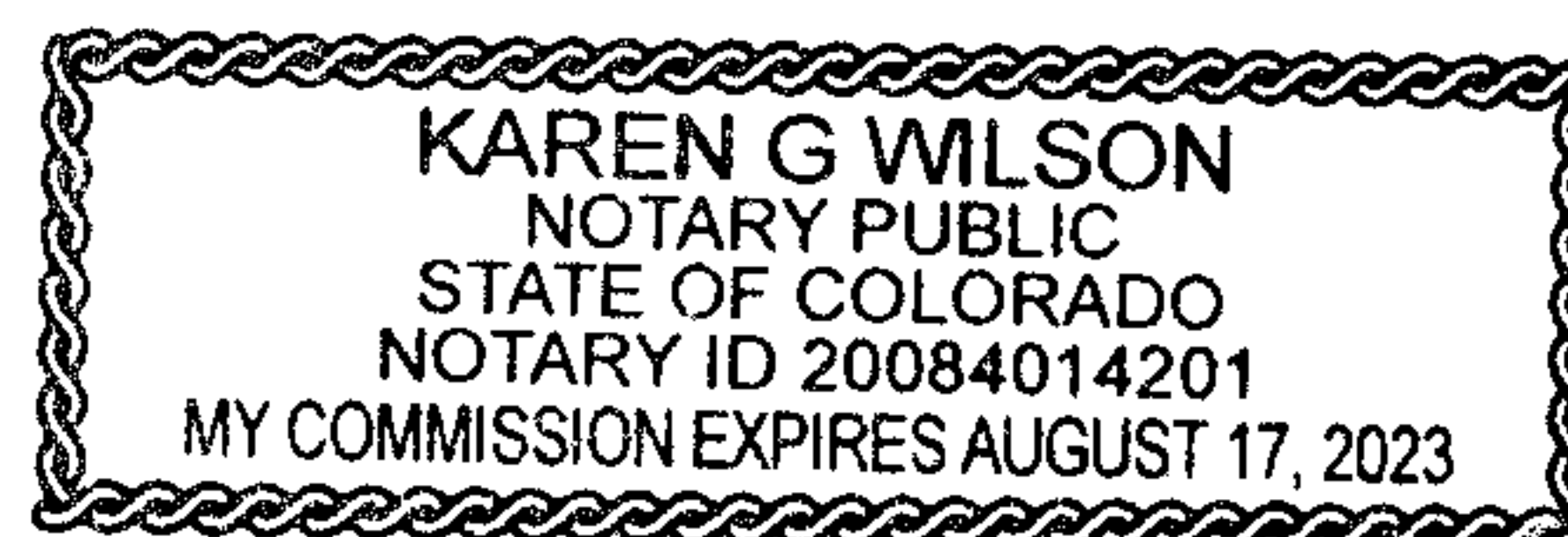
I, Karen G. Wilson (name), notary public, hereby certify that William Terrell Rice, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 18th day of March, A.D. 2022.

I, Karen G. Wilson (name), notary public, hereby certify that John Houston Rice, 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 executed the same voluntarily on the day the same bears date. Given under my hand this 18th day of March, A.D. 2022.

Karen G. Wilson
Notary Public

Witness my hand and official seal.

My Commission Expires: August 17, 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: James Walker Rice, William Terrell
Rice, and John Houston Rice
Mailing Address: 208 Appleford Road
Helena, AL 35080

Grantee's Name: MCH SFR PROPERTY OWNER 3 LLC,
a Delaware Limited Liability Company
Mailing Address: 14355 Commerce Way
Miami Lakes, FL 33016

Property Address: 208 Appleford Road
Helena, AL 35080

Date of Sale: March ~~18~~ ²¹ 2022
Total Purchase Price: \$341,500.00

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: 3/18/22
Unattested Ali Hag
(verified by)

Print: James Walker Rice
Sign: James Walker Rice
(Grantor/Grantee/Owner/Agent) circle one
John Houston Rice - owner
William Terrell Rice

William Terrell Rice - OWNER
William Terrell Rice



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/21/2022 02:43:39 PM
\$370.50 JOANN
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