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03/28/2022 09:40:00 AM
DEEDS 1/4

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 Eighty-One Thousand One Hundred And No/100 DOLLARS (\$381,100.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. I, **JoAnn H Ford, a widow** (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:

LOT 10, ACCORDING TO THE MAP AND SURVEY OF LIME CREEK CHELSEA PRESERVE SUBDIVISION I, AS RECORDED IN MAP BOOK 32, PAGE 25, SHELBY COUNTY, ALABAMA RECORDS.

APN/Parcel ID: 15 4 17 2 002 010.000

Also known by street and number as: 136 Lime Creek Lane, Chelsea, AL 35043

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 does covenant with the said GRANTEE, her heirs and assigns, that she is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that she 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 I have hereunto set my hands and seals, this 22 day of March, 2022.

JoAnn H Ford
JoAnn H Ford

The State of Alabama

Shelby County

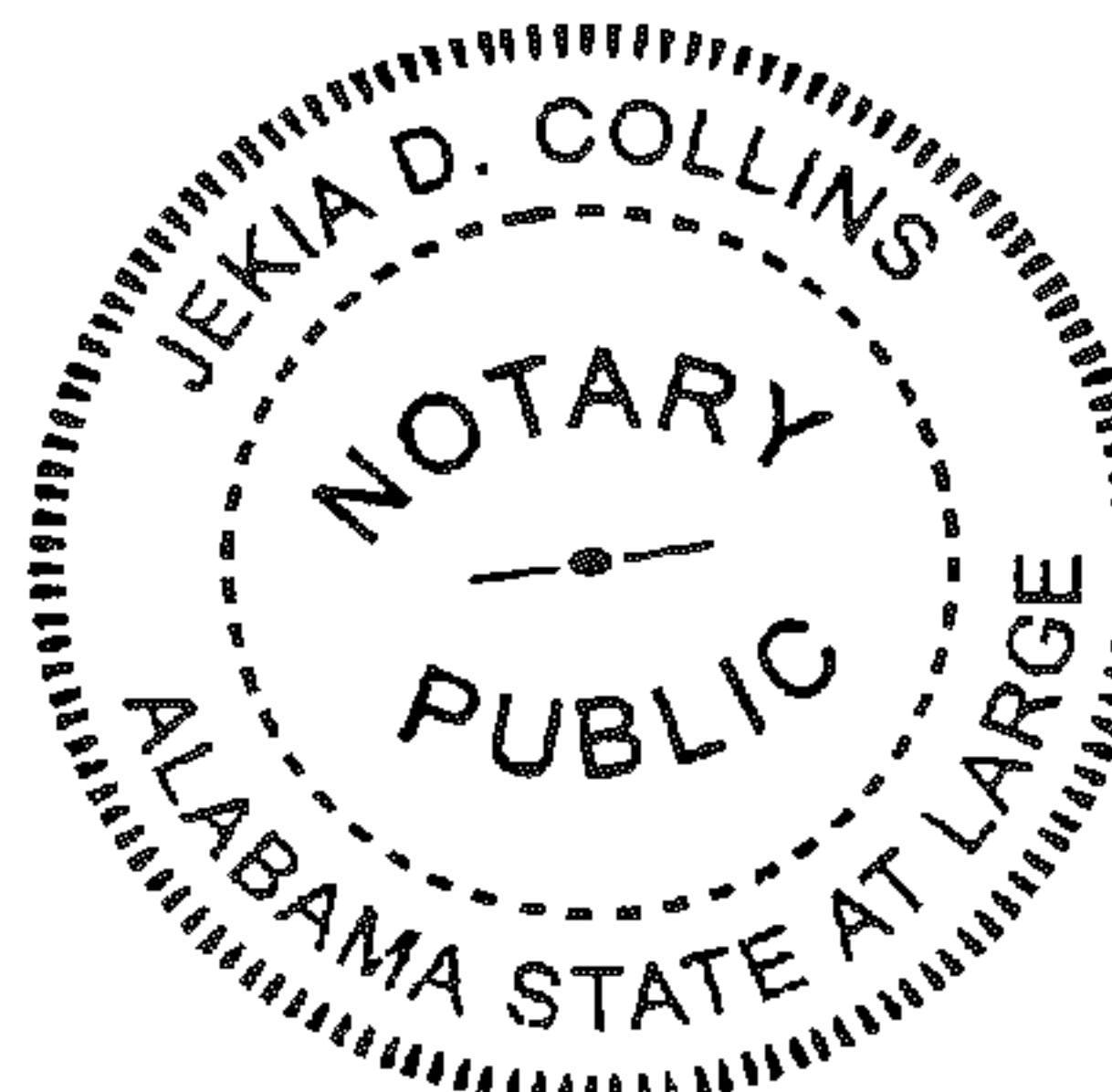
I, Jekia D. Collins (name), notary public, hereby certify that JoAnn H. Ford, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 22 day of MARCH, A.D. 2022.

JDC

Notary Public

Witness my hand and official seal.

My Commission Expires: 01/15/2025



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	JoAnn H Ford	Grantee's Name:	FKH SFR PropCo J, L.P., a Delaware limited partnership
Mailing Address:	1547 Wingfield Ct Birmingham, AL 35242 208 HIGHLAND VIEW DR BHAM AL 35242	Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Property Address:	136 Lime Creek Lane Chelsea, AL 35043	Date of Sale:	March 25, 2022
		Total Purchase Price:	\$381,100.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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: 3/22/2022
____ Unattested Adrian Batista
(verified by)

Print: Jo Ann H Ford
Sign: Jo Ann H Ford
(Grantor/Grantee/Owner/Agent) circle one

THE FRONT OF THIS DOCUMENT IS PINK. THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.

ALABAMA

Center for Health Statistics

ALABAMA CERTIFICATE OF DEATH

State
File
Number

101 2014-43056

1. DECEASED LEGAL NAME Bennie Rufus Ford				2. DATE AND TIME OF DEATH Dec 4, 2014 1650			
3. ALIAS NAME (IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD			
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP Birmingham, 35242		7. PLACE OF DEATH 124 Greystone Glen Drive			
8. HISPANIC ORIGIN No		9. RACE Caucasian		10. SEX Male		11. SERVED IN ARMED FORCES Yes	
12. AGE 78		13. DATE OF BIRTH May 8, 1936		14. STATE OF BIRTH Texas		15. SOCIAL SECURITY NUMBER	
16. MARITAL STATUS Married		17. SURVIVING SPOUSE Jo Ann Hamilton				18. RESIDENCE STATE Alabama	
19. RESIDENCE COUNTY Shelby		20. CITY, TOWN OR LOCATION AND ZIP Birmingham, 35242		21. STREET ADDRESS 124 Greystone Glen Drive			
22. INFORMANT NAME, RELATIONSHIP AND ADDRESS Jo Ann Ford, Relationship: Wife 124 Greystone Glen Drive Birmingham, Alabama 35242				23. OCCUPATION College Biology Professor 24. BUSINESS OR INDUSTRY U Oklahoma and Samford U			
25. FATHER'S NAME Print Ford				26. MOTHER'S MAIDEN NAME Maggie Eula Harris			
27. DISPOSITION OF BODY Med Donation		28. DATE OF DISPOSITION Dec 4, 2014		29. CEMETERY OR CREMATORY UAB Crematory		30. LOCATION Birmingham, Alabama	
31. FUNERAL HOME NAME AND ADDRESS UAB Anatomical Donor Program, 1670 University Blvd, Birmingham, AL 35294				32. LICENSE NUMBER			
33. FUNERAL DIRECTOR Adrienne Ellis				34. LICENSE NUMBER		35. DATE SIGNED Dec 5, 2014	
36. MEDICAL CERTIFICATION: <input checked="" type="checkbox"/> CERTIFYING PHYSICIAN <input type="checkbox"/> MEDICAL EXAMINER <input type="checkbox"/> CORONER							
37. NAME Jeffrey Frank Price MD				38. LICENSE NUMBER 21217		39. DATE SIGNED Dec 5, 2014	
40. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 107 Health Center Dr, Clanton, Alabama 35045							
41. REGISTRAR Catherine Molchan Donald						42. DATE FILED Dec 5, 2014	

CAUSE OF DEATH

43. PART I DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH				INTERVAL	
IMMEDIATE CAUSE		A. Idiopathic Pulmonary Fibrosis DUE TO (OR AS A CONSEQUENCE OF)		Unknown	
UNDERLYING CAUSE		B. DUE TO (OR AS A CONSEQUENCE OF)			
		C. DUE TO (OR AS A CONSEQUENCE OF)			
		D. DUE TO (OR AS A CONSEQUENCE OF)			
44. PART II OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH					
45. MANNER OF DEATH Natural Cause		46. PREGNANCY IN LAST 42 DAYS No		47. AUTOPSY Unk	
48. FINDINGS CONSIDERED		49. DATE AND TIME OF INJURY			
50. INJURY AT WORK		51. PLACE OF INJURY		52. LOCATION OF INJURY	

ADPH HS F3/REV 07-10

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama, 2014-455-130-3

December 8, 2014

Catherine M. Donald
Catherine Molchan Donald
State Registrar of Vital Statistics