

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 Eighty Five Thousand Dollars and 0/100 DOLLARS (\$285,000.00)** 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, **David M. LeJeune and Ashlee B. Logan LeJeune, Husband and Wife** (herein referred to as GRANTORS), 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 18, ACCORDING TO THE SURVEY OF TIMBER PARK, PHASE II, AS RECORDED IN MAP BOOK 14, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ALSO A TRACT SITUATED IN PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID LOT 18 FOR A POINT OF BEGINNING; THENCE RUN N 00°30'00"E ALONG THE WEST LINE OF SAID LOT 18 A DISTANCE OF 110.00 FEET TO THE NW CORNER OF LOT 18; THENCE TURN 90°00'00" LEFT AND RUN WESTERLY A DISTANCE OF 4.0 FEET; THENCE TURN 90°00'00" LEFT AND RUN SOUTHERLY A DISTANCE OF 110.00 FEET; THENCE TURN 90°00'00" LEFT AND RUN EASTERLY A DISTANCE OF 4.0 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Also known by street and number as: 1541 Timber Dr, Helena, AL 35080  
Parcel Identification Number: 13 8 27 2 001 003.038


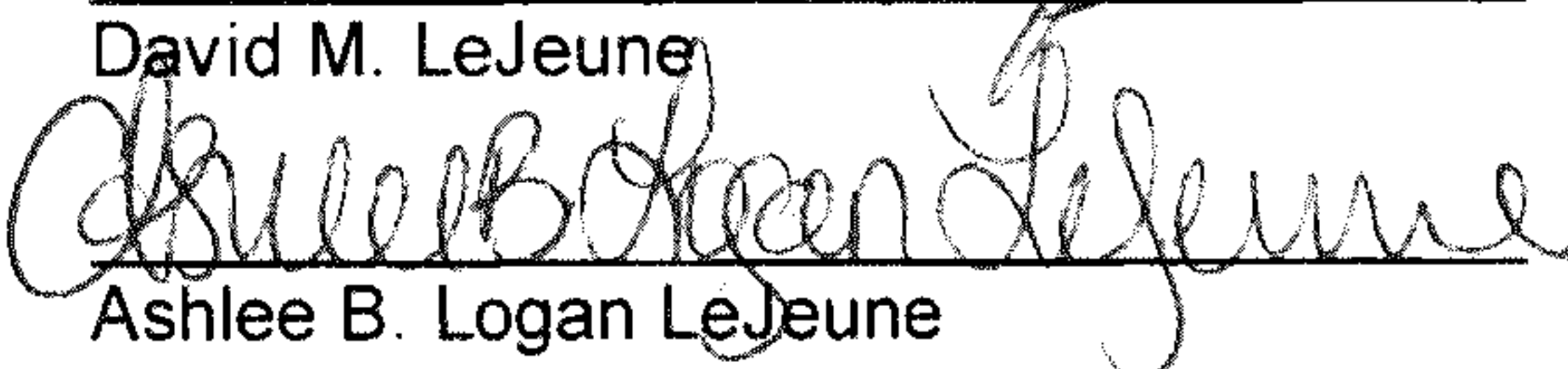
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said 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.

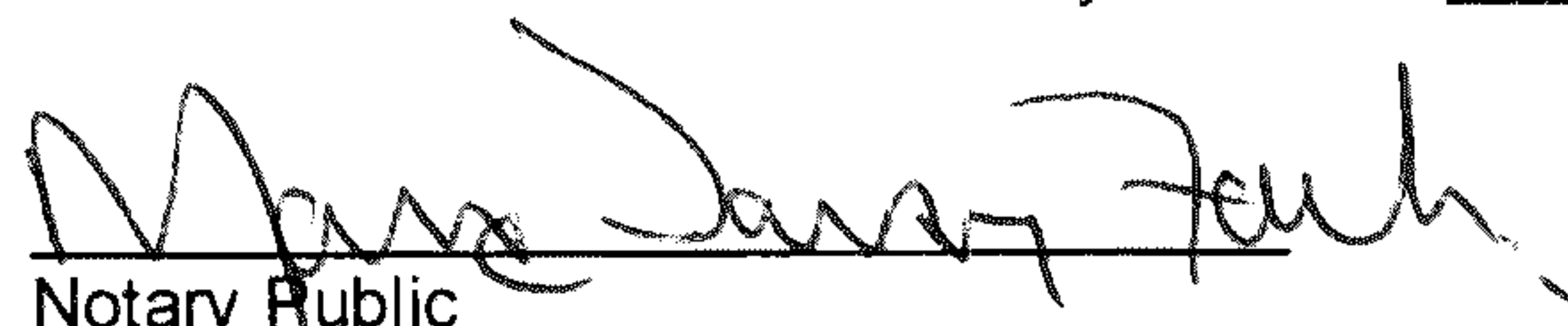
IN WITNESS WHEREOF we have hereunto set our hands and seals, this 18th day of April, 2022.

Date 4/14/22

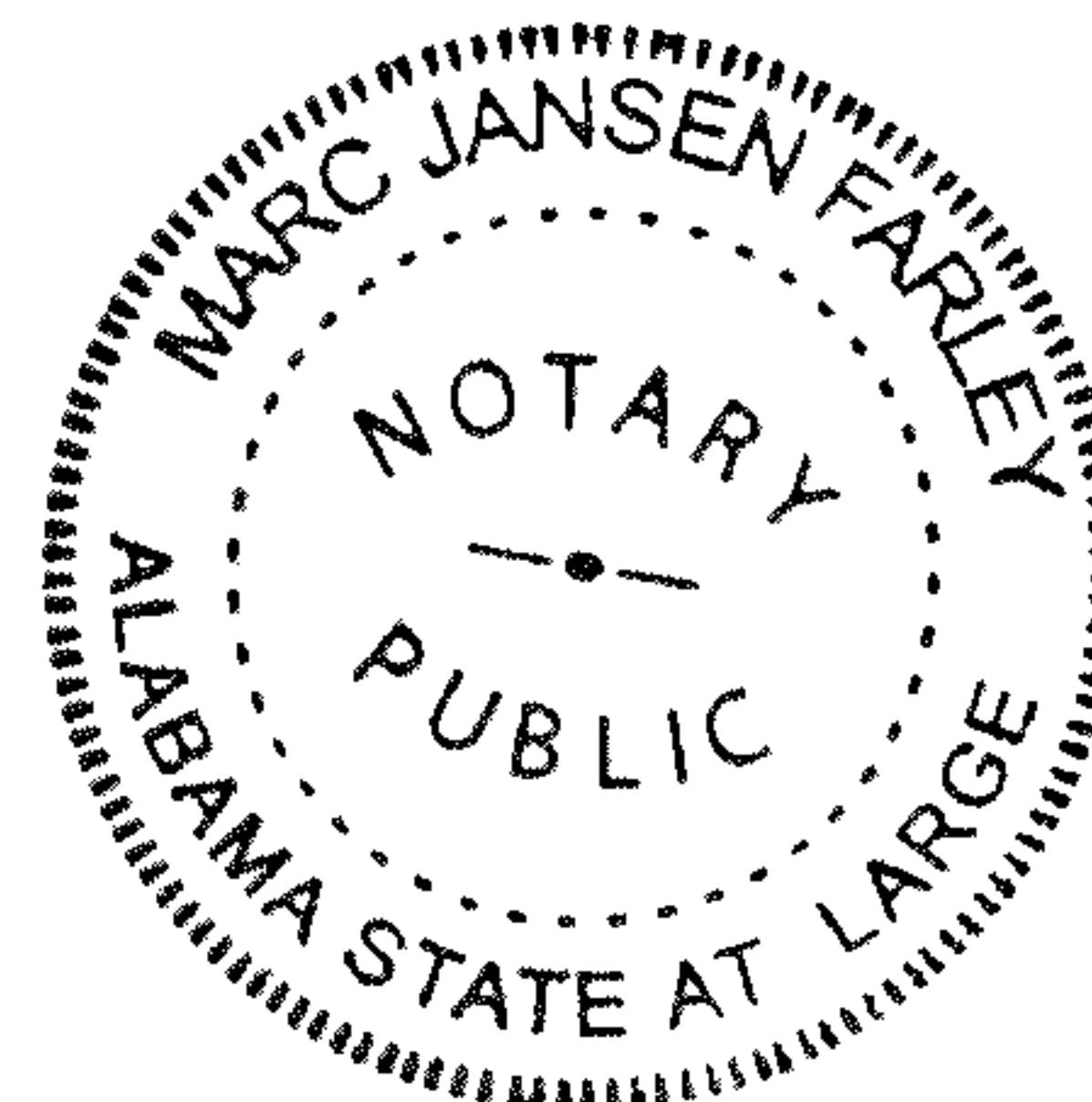
  
\_\_\_\_\_  
David M. LeJeune  
  
\_\_\_\_\_  
Ashlee B. Logan LeJeune

STATE OF Alabama  
COUNTY OF Shelby

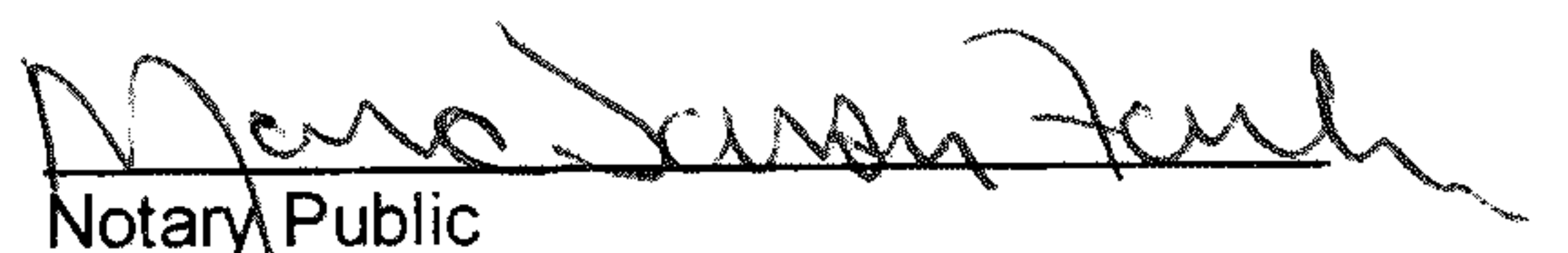
I, Marc Jansen Farley (name), notary public, hereby certify that David M LeJeune, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 14 day of April, A.D. 2022.

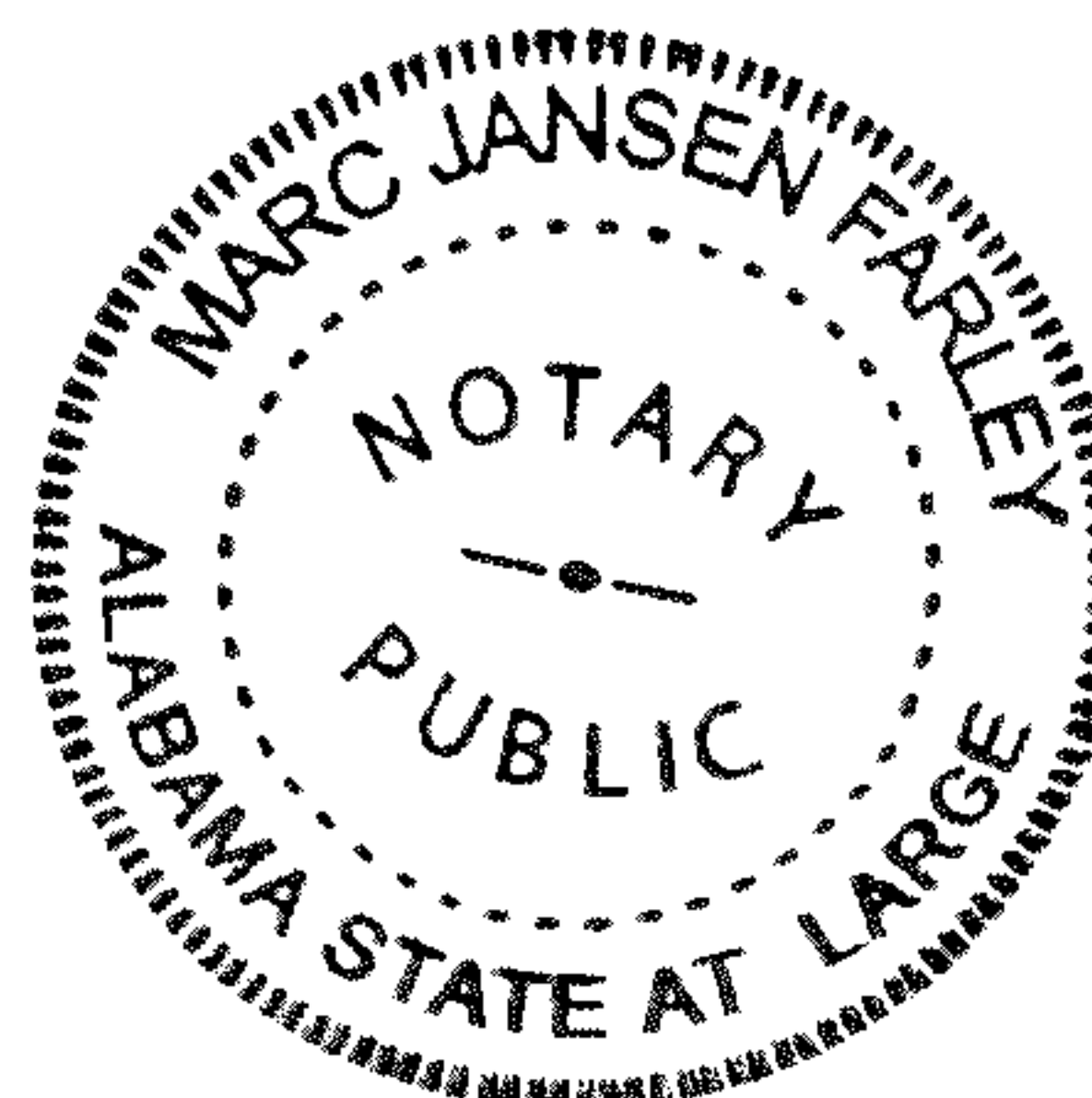
  
\_\_\_\_\_  
Notary Public  
Witness my hand and official seal.  
My Commission Expires: 12-7-2024

STATE OF Alabama  
COUNTY OF Shelby



I, Marc Jansen Farley (name), notary public, hereby certify that Ashlee B Logan LeJeune, 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 14 day of April, A.D. 2022.

  
\_\_\_\_\_  
Notary Public  
Witness my hand and official seal.  
My Commission Expires: 12-7-2024



## REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: David M. LeJeune and Ashlee B.  
Logan LeJeune  
Mailing Address: 1541 Timber Dr  
Helena, AL 35080

Grantee's Name: FKH SFR PropCo J, L.P., a Delaware  
limited partnership  
Mailing Address: 1850 Parkway Place  
Suite 900  
Marietta, GA 30067

Property Address: 1541 Timber Dr  
Helena, AL 35080

Date of Sale: April 18, 2022  
Total Purchase Price: \$285,000.00

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.

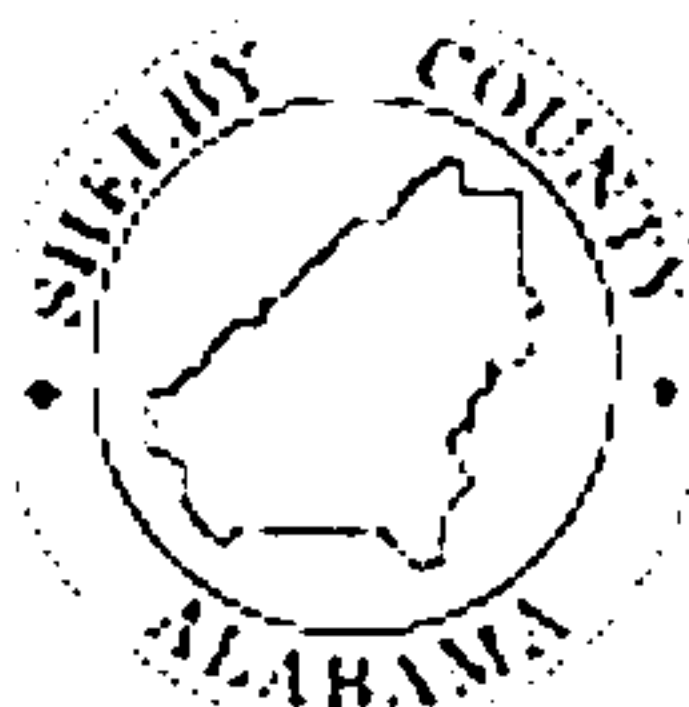
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: 4/14/2022

Unattested Adrian Batista  
(verified by)

Print: Ashlee B. Logan LeJeune / David M. LeJeune  
Sign: (Ashlee B. Logan LeJeune) / David M. LeJeune  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/18/2022 02:20:00 PM  
\$313.00 PAYGE  
20220418000158650

*Allen S. Bayl*