

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 Forty-One Thousand Seven Hundred Fifty And No/100 DOLLARS (\$341,750.00)** 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, **Meredith Ann Clement a/k/a Meredith MeGahee Clement, as Personal Representative of The Estate of Dorothy D. MeGahee a/k/a Dorothy Joan MeGahee, Deceased** (herein referred to as GRANTOR), 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 97, ACCORDING TO THE FINAL PLAT OF NARROWS POINT-PHASE 3, AS RECORDED IN MAP BOOK 28 PAGE 120 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

Also known by street and number as: 262 Narrows Point Lane, Birmingham, AL 35242
Parcel Identification Number: 09 4 20 3 003 010.000

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 19th day of April, 2022.

The Estate of Dorothy D. McGahee a/k/a
Dorothy Joan McGahee, Deceased

BY:

Meredith Ann Clement aka
Meredith Ann Clement a/k/a Meredith McGahee
Clement Personal Representative

Meredith Ann McGahee Clement
Personal Representative

STATE OF ALABAMA

COUNTY OF SHELBY

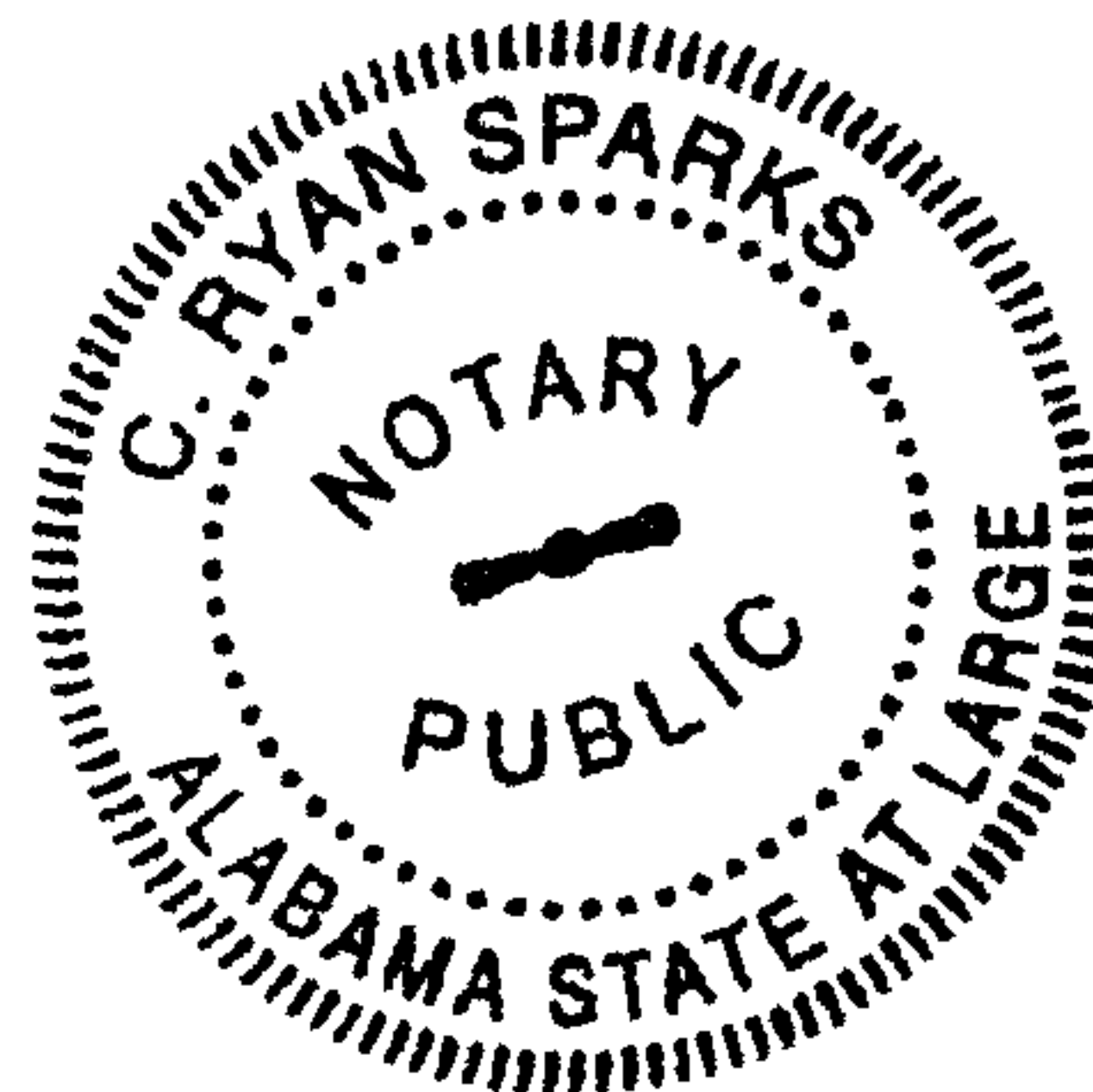
I, *C Ryan Sparks* (name), notary public, hereby certify that Meredith Ann Clement a/k/a Meredith McGahee Clement, as Personal Representative of The Estate of Dorothy D. McGahee a/k/a Dorothy Joan McGahee, Deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged 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 15 day of April, A.D. 2022.

C Ryan Sparks
Notary Public

Witness my hand and official seal.

My Commission Expires:

December 10 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: Meredith Ann Clement, as Personal Representative of The Estate of Dorothy D. Megahee, Deceased
 Mailing Address: 262 Narrows Point Lane
 Birmingham, AL 35242

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: 262 Narrows Point Lane
 Birmingham, AL 35242

Date of Sale: April 19, 2022
 Total Purchase Price: \$341,750.00

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.

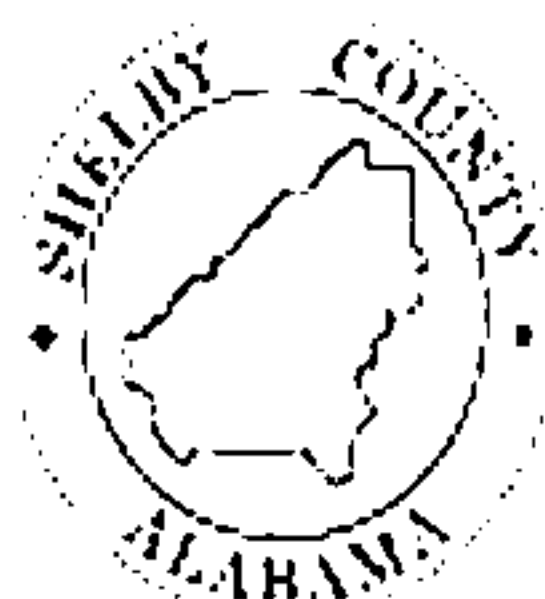
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 4/15/22

Print: Meredith Ann Clement aka Meredith Megahee Clement

Unattested Al Hagg
 (verified by)

Sign: _____
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 04/20/2022 03:58:29 PM
 \$372.00 CHARITY
 20220420000162930

Meredith Ann Clement aka
Meredith Megahee Clement
Personal Representative
Alvin S. Bayl