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04/21/2022 04:33:39 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
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Forty-Two Thousand And No/100 DOLLARS (\$342,000.00)** 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, **Susan T. Simmons F/K/A Susan T. Legate, adjoined by spouse Randall Warren Simmons** (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 2013, ACCORDING TO THE PLAT OF OLD CAHABA PHASE V, 4TH ADDITION, AS RECORDED IN MAP BOOK 37, PAGE 136, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Also known by street and number as: 1001 River Crest Trail, Helena, AL 35080
Parcel Identification Number: 13 9 30 1 004 011.000

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 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 19th day of April, 2022.

Susan T. Simmons

Susan T. Simmons F/K/A Susan T. Legate

Susan T. Legate

Randall Warren Simmons

Randall Warren Simmons

STATE OF ALABAMA

COUNTY OF SHELBY

I, Emmanuel A. Reese (name), notary public, hereby certify that Susan T. Simmons F/K/A Susan T. Legate, 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 19th day of April, A.D. 2022.

I, Emmanuel A. Reese (name), notary public, hereby certify that Randall Warren Simmons, 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 19th day of April, A.D. 2022.

Emmanuel A. Reese

Notary Public

Witness my hand and official seal.

My Commission Expires:

EMMANUEL A. REESE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 06/18/24

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

Grantor's Name: Susan T. Simmons F/K/A Susan T. Legate
 Mailing Address: 1001 River Crest Trail
 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: 1001 River Crest Trail
 Helena, AL 35080

Date of Sale: April 21, 2022
 Total Purchase Price: \$342,000.00

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

☐ 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: 4-19-22

Print: Susan T. Simmons F/K/A Legate

Susan T. Legate

Unattested _____

Sign: Susan T. Simmons

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

F/K/A

Susan T. Legate



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2022 04:33:39 PM
\$371.00 CHARITY
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Allen S. Beal