

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 **Four Hundred Sixty-Three Thousand Seven Hundred And No/100 DOLLARS (\$463,700.00)** 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, **Leigh F. Edwards and Cynthia Ellis Edwards, 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 2024, ACCORDING TO THE AMENDED MAP OF HIGHLAND LAKES, 20TH SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 33, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INST. #1994-07111 AND AMENDED IN INST. #1996-17543 AND FURTHER AMENDED IN INST. #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 20TH SECTOR PHASE H, AS RECORDED IN INST. NO. 20040728000419410 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: 1046 Highland Park Place, Birmingham, AL 35242  
Parcel Identification Number: 09 5 16 0 006 014.000

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.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 27 day of April, 2022.

  
Leigh F. Edwards

  
Cynthia Ellis Edwards

The State of Alabama

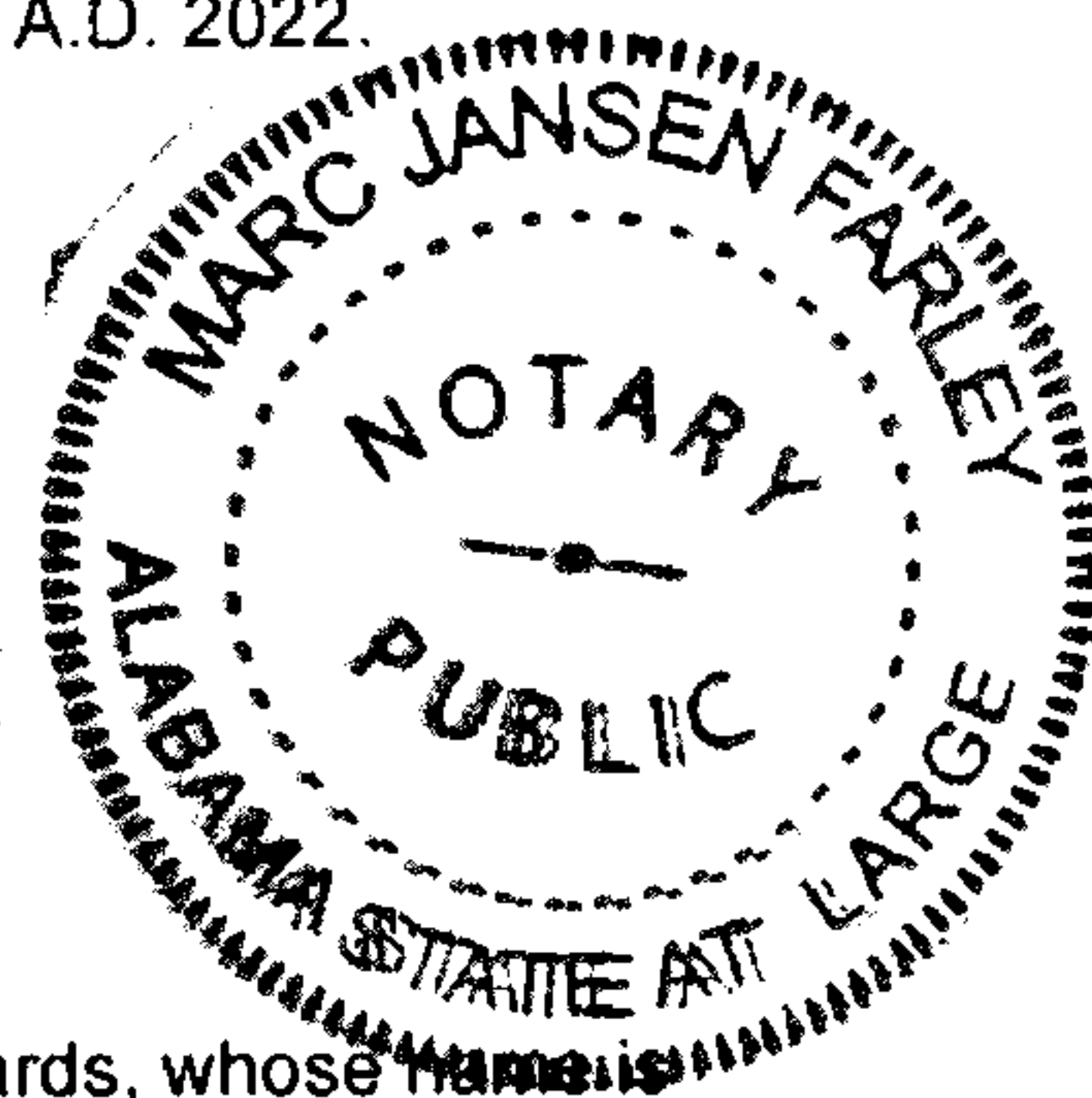
Shelby County

I, Marc J. Farley (name), notary public, hereby certify that Leigh F. Edwards, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 27 day of April, A.D. 2022.

  
Notary Public

Witness my hand and official seal.

My Commission Expires: 12-7-2024



The State of Alabama

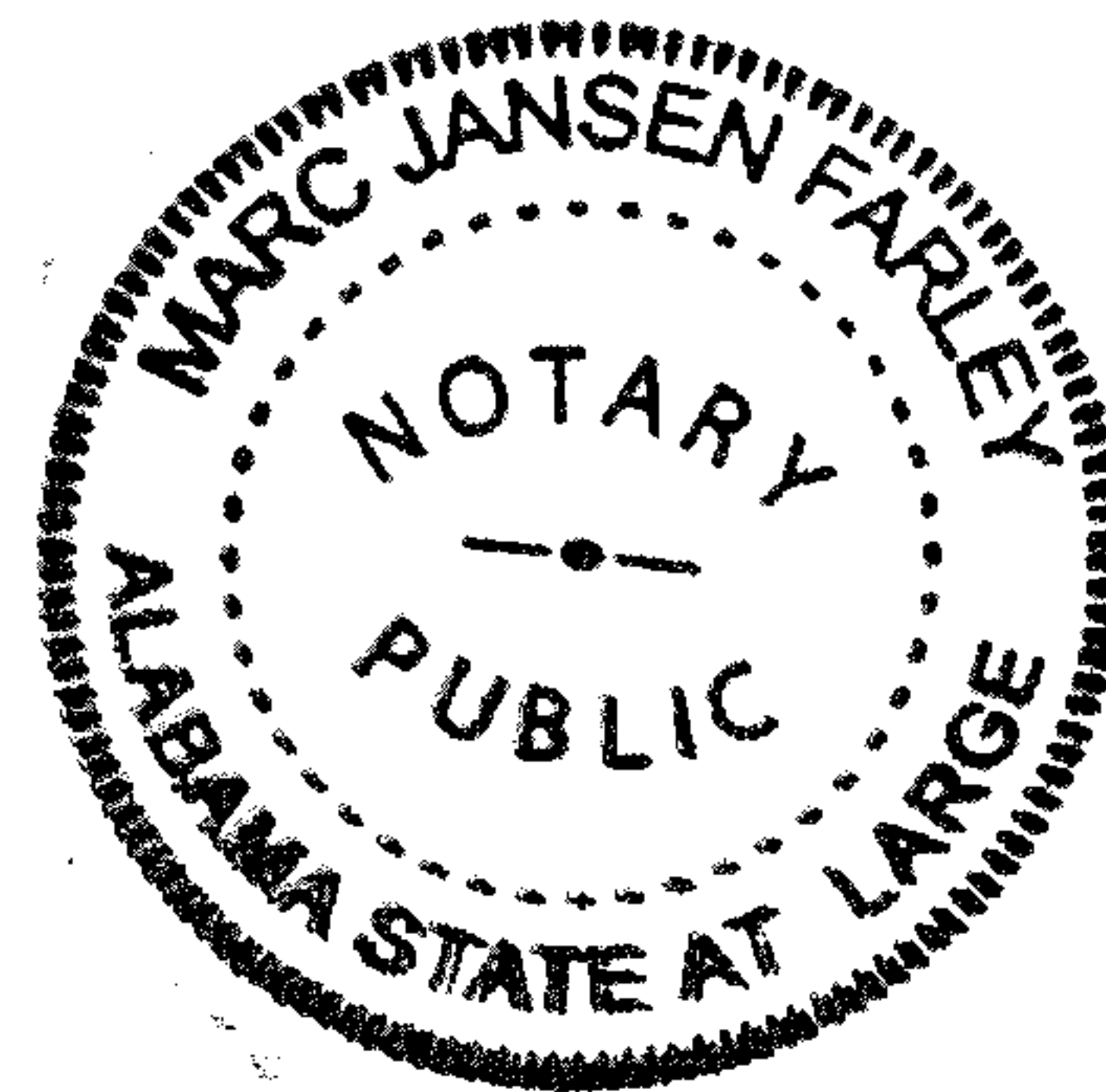
Shelby County

I, Marc J. Farley (name), notary public, hereby certify that Cynthia Ellis Edwards, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 26 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:	Leigh F. Edwards and Cynthia Ellis Edwards	Grantee's Name:	FKH SFR PropCo J, L.P., a Delaware limited partnership
Mailing Address:	1046 Highland Park Place Birmingham, AL 35242	Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Property Address:	1046 Highland Park Place Birmingham, AL 35242	Date of Sale:	May 2, 2022
		Total Purchase Price:	\$463,700.00

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: 04/27/2022

Unattested Lydia Theisen  
 (verified by)

Print: Leigh F Edwards  
 Sign: [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/03/2022 12:33:38 PM  
 \$492.00 JOANN  
 20220503000180940

Allen S. Bayl

Cynthia Ellis Edwards  
Cynthia Ellis Edwards