

20220516000198750
05/16/2022 12:22:31 PM
DEEDS 1/5

STATE OF ALABAMA)	After recording return
COUNTIES OF)	and send tax notices to:
SHELBY)	NexPoint SFR SPE I, LLC
	8615 Cliff Cameron Suite 200 Davidson, North Carolina 28036 Charlotte NC 28269

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That ARG III Borrower, LLC, a Delaware limited liability company ("Grantor"), duly authorized, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by NEXPOINT SFR SPE I, LLC, a Delaware limited liability company ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee, the following described lands situated in the Counties more particularly set forth in Exhibit "A" attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property unto the said Grantee, with all tenements, appurtenances and hereditaments thereunto belonging or in anywise appertaining. And Grantor hereby covenants with the said Grantee that it will forever warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject to restrictions, easements, ordinances and declarations of record. No warranty or representation is made as to any mineral interest on the aforementioned Property.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of the 17th day of May, 2022.

ARG III Borrower, LLC, a Delaware limited liability company

By: American Residential Group, LLC
its member

By: 

Name: SCOTT PETERS

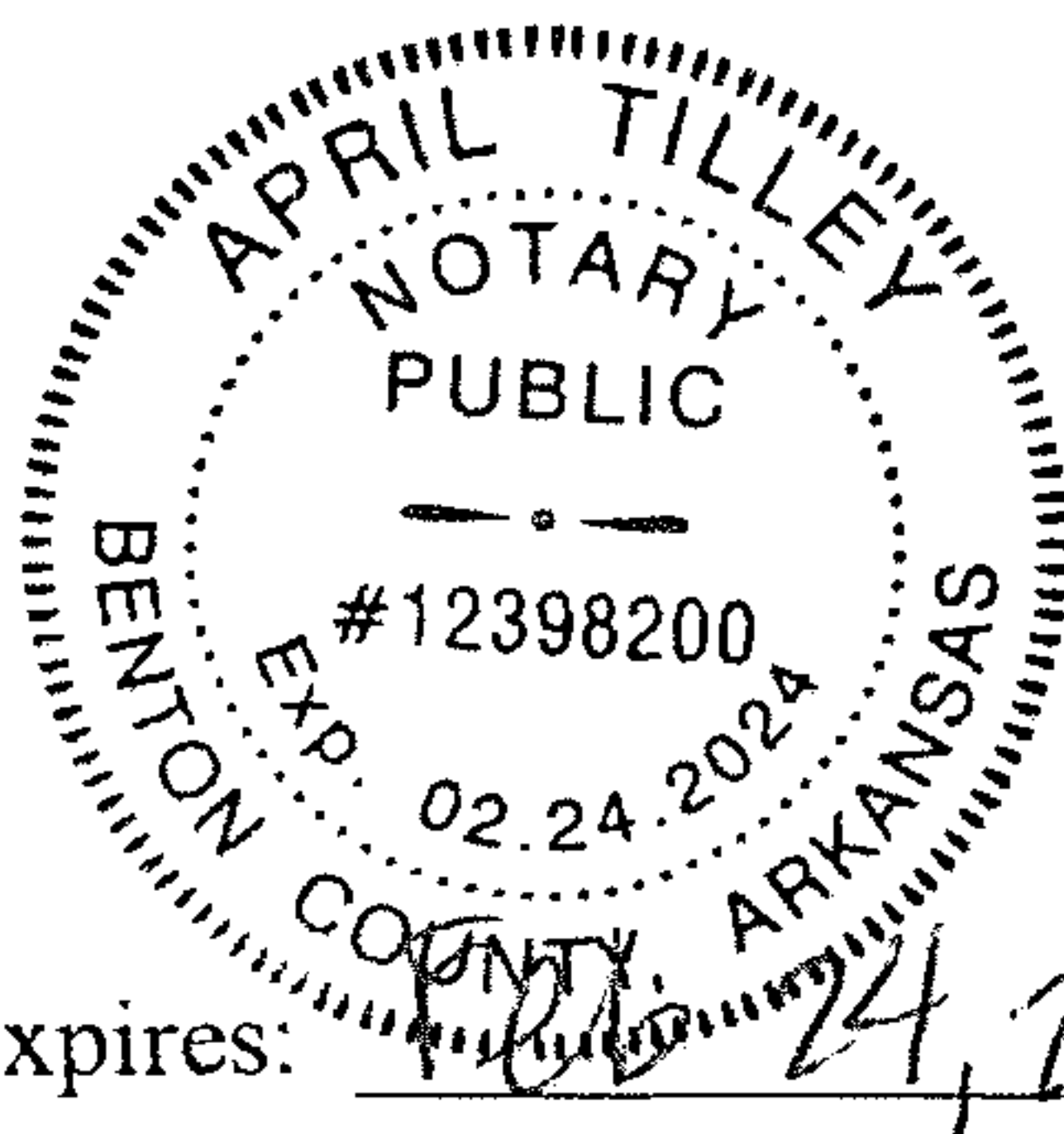
Title: Manager

STATE OF ARKANSAS)

COUNTY OF WASHINGTON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SCOTT A. PETERS, whose name as Manager of American Residential Group, LLC, an Arkansas limited liability company, a member of ARG III Borrower, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company, in its capacity as a member of said limited liability company.

Given under my hand and official seal, this 12th day of May, 2022.



April Tilley
Notary Public

AFFIX SEAL

My Commission Expires: Feb 24, 2024

This Instrument Prepared By:

E. Scot Dixon
Vinson & Elkins LLP
845 Texas Avenue, Suite 4700
Houston, TX 77002

ARG III Borrower, LLC (AL)

Lot 63, according to the Amended Record map of Cambridge Park Subdivision as recorded in Map Book 49, Page 9, in the Probate Office of Shelby County, Alabama.

179 Cambridge Park Drive, Montevallo AL 35115

Lot 5A, according to the Resurvey of Lots 5-28 of Patriot Point, as recorded in Map Book 49, Page 78, in the Probate Office of Shelby County, Alabama.

117 Patriot Point Drive, Montevallo, AL 35115

Lot 19A, according to the Resurvey of Lots 5-28 of Patriot Point, as recorded in Map Book 49, Page 78, in the Probate Office of Shelby County, Alabama.

120 Patriot Point Drive, Montevallo, AL 35115

Lot 10A, according to the Resurvey of Lots 5-28 of Patriot Point, as recorded in Map Book 49, Page 78, in the Probate Office of Shelby County, Alabama.

137 Patriot Point Drive, Montevallo, AL 35115

Lot 13A, according to the Resurvey of Lots 5-28 of Patriot Point, as recorded in Map Book 49, Page 78, in the Probate Office of Shelby County, Alabama.

144 Patriot Point Drive, Montevallo, AL 35115

Lot 11A, according to the Resurvey of Lots 5-28 of Patriot Point, as recorded in Map Book 49, Page 78, in the Probate Office of Shelby County, Alabama.

141 Patriot Point Drive, Montevallo, AL 35115

Lot 16A, according to the Resurvey of Lots 5-28 of Patriot Point, as recorded in Map Book 49, Page 78, in the Probate Office of Shelby County, Alabama.

132 Patriot Point Drive, Montevallo, AL 35115

Lot 18A, according to the Resurvey of Lots 5-28 of Patriot Point, as recorded in Map Book 49, Page 78, in the Probate Office of Shelby County, Alabama.

20220516000198750 05/16/2022 12:22:31 PM DEEDS 4/5

124 Patriot Point Drive, Montevallo, AL 35115

Lot 12A, according to the Resurvey of Lots 5-28 of Patriot Point, as recorded in Map Book 49, Page 78, in the Probate Office of Shelby County, Alabama.

145 Patriot Point Drive, Montevallo, AL 35115

Lot 20A, according to the Resurvey of Lots 5-28 of Patriot Point, as recorded in Map Book 49, Page 78, in the Probate Office of Shelby County, Alabama.

116 Patriot Point Drive, Montevallo, AL 35115

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

Grantor's Name: ARG III Borrower, LLC, a Delaware limited liability company

Mailing Address: 4058 North College Ave.
Suite 300, Box 9
Fayetteville, AR 72703Property Address: Cambridge Park Dr and Patriot Point Drive
Montevallo, AL 35115

Grantee's Name: NexPoint SFR SPE I, LLC, a Delaware limited liability company

Mailing Address: 8615 Cliff Cameron Drive, Suite 200
Charlotte, NC 28269

Date of Sale: May 12, 2022

Total Purchase Price: \$2,401,113.00

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.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).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: May 12, 2022

Print: Amy Niesen, SVP & General Counsel, Land Title Co.

Unattested

Sign: _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2022 12:22:31 PM
\$2435.50 JOANN
20220516000198750

Form RT-1



Alicia S. Bayal