

20220517000201780
05/17/2022 03:53:08 PM
DEEDS 1/4

Commitment Number: 220286758
Seller's Loan Number: 22AL12777

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-6-14-0-000-003.034

SPECIAL/LIMITED WARRANTY DEED

TANGELIA R. CARTER, whose mailing address is **209 Ivy Hills Circle, Calera, AL 35040**, hereinafter grantor, for \$240,000.00 (Two Hundred Forty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **NEXPOINT SFR SPE 1, LLC**, hereinafter grantee, whose tax mailing address is **8615 Cliff Cameron Drive, Suite 200, Charlotte, NC 28269**, the following real property:

Lot 179 according to the Survey of Old Ivy Subdivision Phase 1, as recorded in Map Book 36, Page 5A and 5B in the Probate office of Shelby County, Alabama. Being the same property conveyed from DR HORTON, INC. - BIRMINGHAM to TANGELIA R. CARTER Dated 05/15/2015 and Recorded 05/22/2015 in Deed Inst # 20150522000171330 of Shelby County Records. Commonly known as 209 Ivy Hills Circle Calera, AL 35040 Parcel ID: 28-6-14-0-000-003.034

Property Address is: 209 Ivy Hills Circle, Calera, AL 35040

Prior instrument reference: **20150522000171330**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than

those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

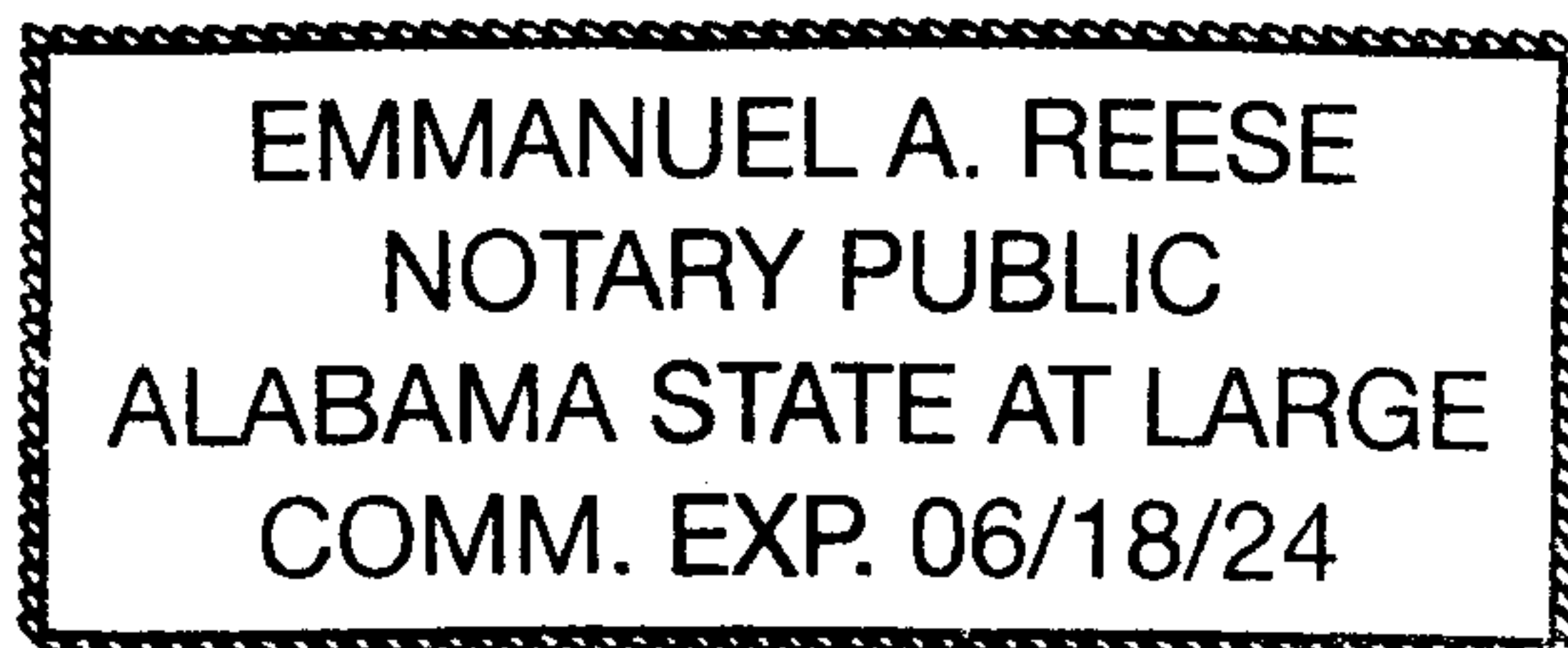
Executed by the undersigned on May 16, 2022:

Tangelia R. Carter
TANGELIA R. CARTER

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **TANGELIA R. CARTER** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily.

Given under my hand an official seal this 16th day of May, 2022
Emmanuel A. Reese
Notary Public



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name TANGELIA R. CARTER
 Mailing Address 209 Ivy Hills Circle, Calera, AL
35040

Grantee's Name NEXPOINT SFR SPE 1, LLC
 Mailing Address 8615 Cliff Cameron Drive,
Suite 200, Charlotte, NC 28269

Property Address 209 Ivy Hills Circle, Calera, AL
35040

Date of Sale 05/16/2022
 Total Purchase Price 240,000.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$

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.

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).

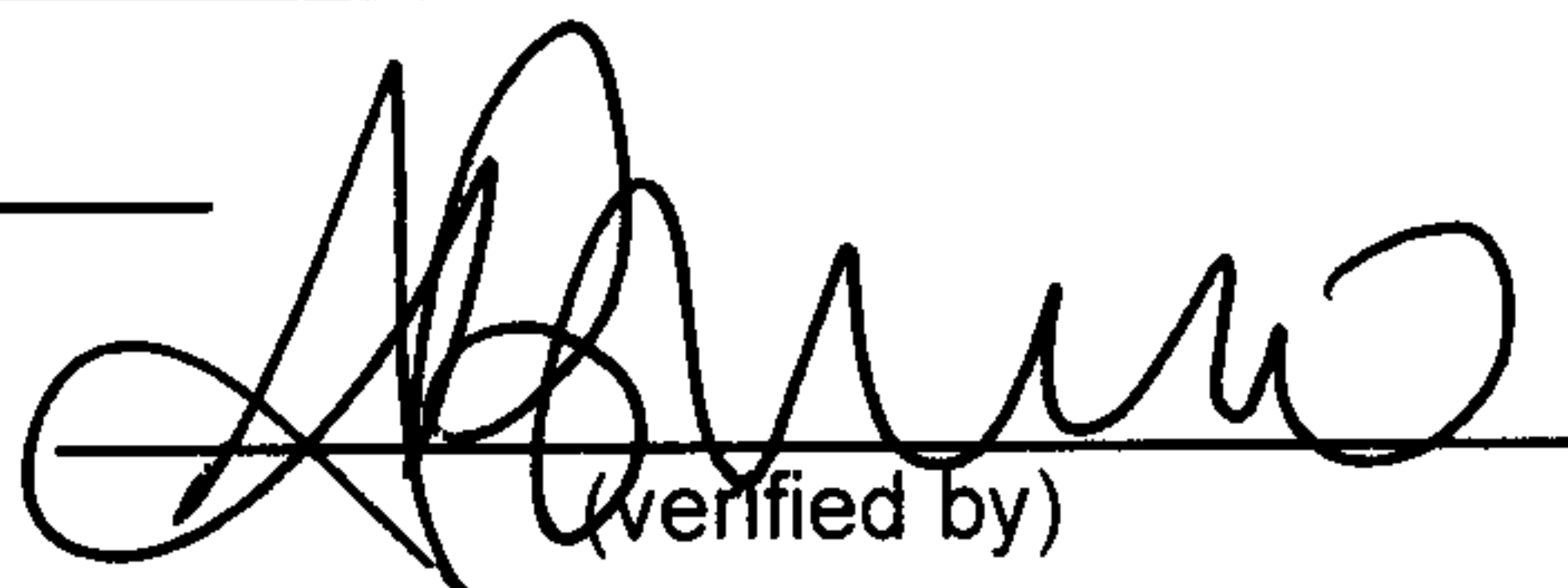
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 05/17/2022

Print Michael Webb

Unattested

Sign


 (verified by)



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/17/2022 03:53:08 PM
 \$271.00 CHARITY
 20220517000201780

Alvin S. Bevil