

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 Sixty-Four Thousand Five Hundred And No/100 DOLLARS (\$364,500.00)** 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, **Michael Crispin and Andrea Sandefur, husband and wife** (herein referred to as GRANTORS), 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 10, ACCORDING TO THE SURVEY OF MALLARD LANDING, PHASE I AS RECORDED IN MAP BOOK 51, PAGE 64A, 64B, 64C, 64D, 64E, AND 64F, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 1036 Gadwall Drive, Alabaster, AL 35007
Parcel Identification Number: 23 7 25 1 003 010.000

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 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 18 day of May, 2022.

Michael Crispin
Michael Crispin
Andrea Sandefur
Andrea Sandefur

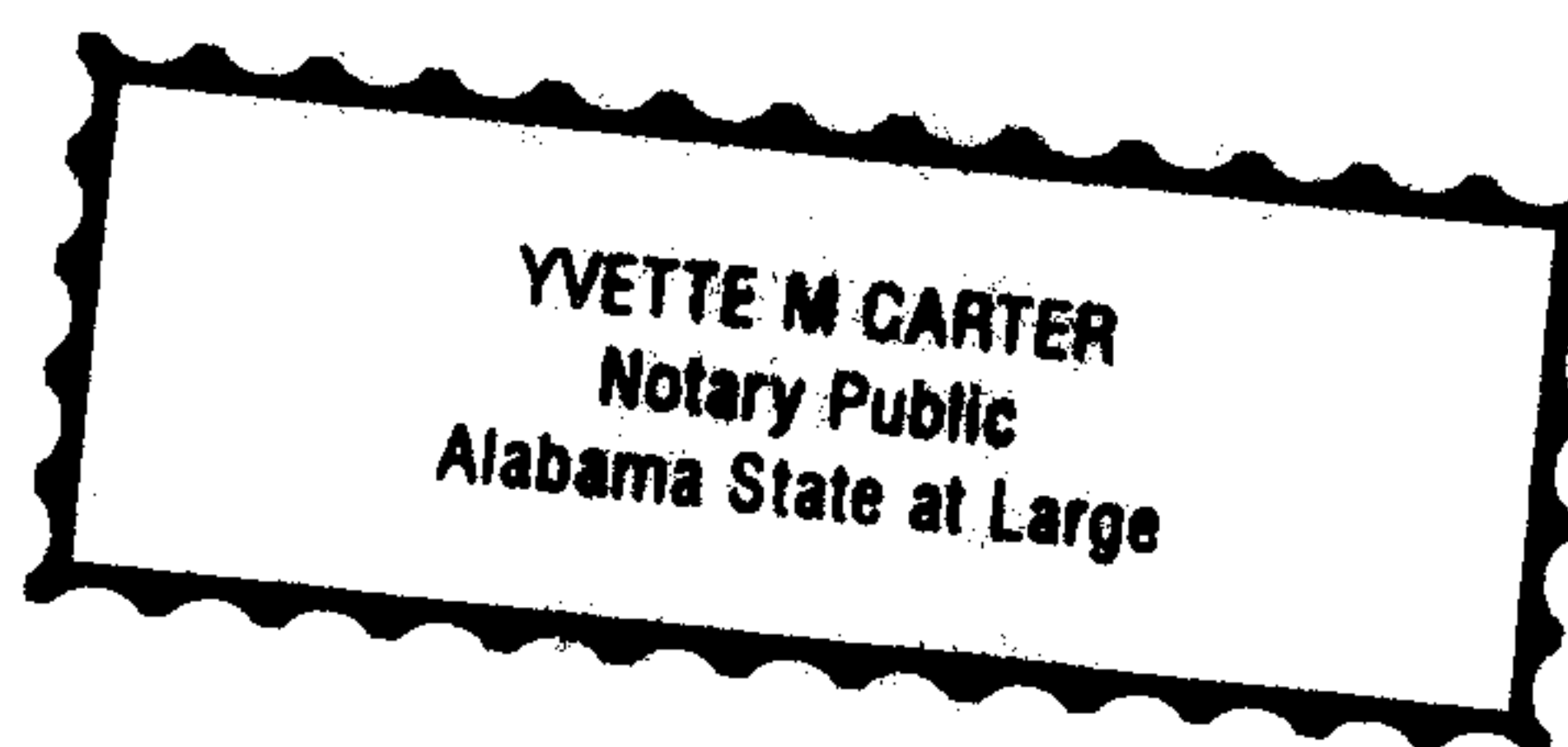
STATE OF ALABAMA

COUNTY OF SHELBY

I, Yvette M. Carter (name), notary public, hereby certify that Michael Crispin, 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 18 day of May, A.D. 2022.

I, Yvette M. Carter (name), notary public, hereby certify that Andrea Sandefur, 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 18 day of May, A.D. 2022.

Yvette M. Carter
Notary Public
Witness my hand and official seal.
My Commission Expires: 10/29/22



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Michael Crispin and Andrea Sandefur Grantee's Name: MCH SFR PROPERTY OWNER 3 LLC,
a Delaware Limited Liability Company
Mailing Address: 1036 Gadwall Drive Mailing Address: 14355 Commerce Way
Alabaster, AL 35007 Miami Lakes, FL 33016
Property Address: 1036 Gadwall Drive Date of Sale: May 20, 2022
Alabaster, AL 35007 Total Purchase Price: \$364,500.00

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: May 18, 2022

Unattested Al Stager
(verified by)

Print: MICHAEL MIKE CRISPIN ANDREA SANDEFUR
Sign: Michael Crispin Andrea Sandefur
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2022 12:09:06 PM
\$392.50 JOANN
20220520000206380

Allen S. Bayl