

20220602000221390
06/02/2022 09:11:36 AM
DEEDS 1/4

Commitment Number: 220312436
Seller's Loan Number: 22AL13099

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
13-5-22-3-003-062.000

SPECIAL/LIMITED WARRANTY DEED

JONATHAN BAILEY and MICHELE BAILEY F/K/A MICHELE DASHIELL, a Married Couple whose mailing address is **8233 Wynwood Drive, Pelham, AL 35080**, hereinafter grantors, for \$325,000.00 (Three Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grant 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:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COUNTY OF SHELBY STATE OF ALABAMA, TO-WIT: LOT 328, ACCORDING TO THE SURVEY OF WYNDHAM, WYNWOOD SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH. TAX ID: 13-5-22-3-003-062.000

Property Address is: 8233 Wynwood Drive, Pelham, AL 35080

Prior instrument reference: **20180824000306110**


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.

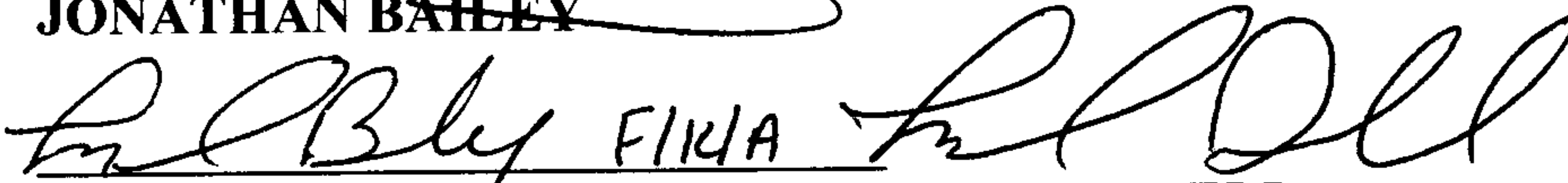
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantors, 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 27, 2022:



JONATHAN BAILEY

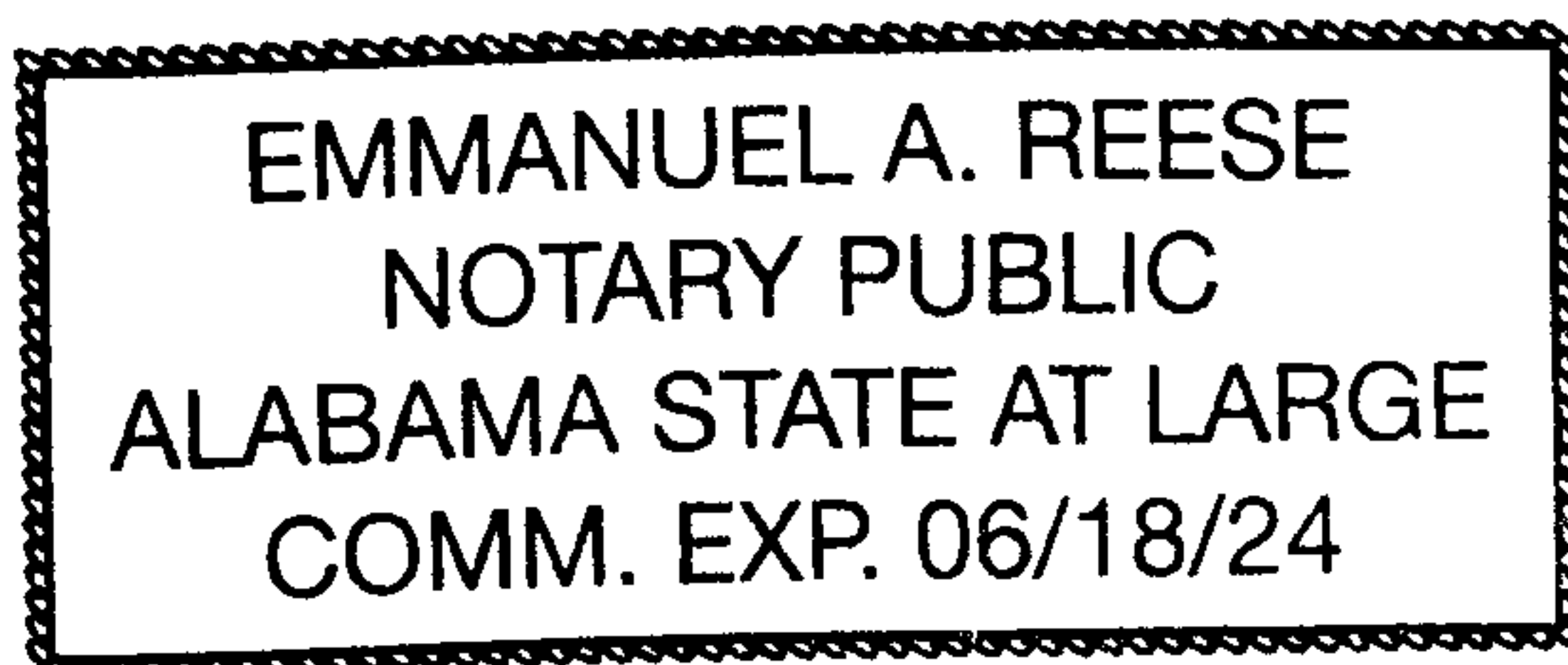

MICHELE BAILEY F/K/A MICHELE DASHIELL

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **JONATHAN BAILEY** and **MICHELE BAILEY F/K/A MICHELE DASHIELL** are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, they executed the same voluntarily.

Given under my hand an official seal this 27 day of May, 2022


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 JONATHAN BAILEY and
MICHELE BAILEY F/K/A
MICHELE DASHIELL
Mailing Address 8233 Wynwood Drive, Pelham, AL
35080

Grantee's Name NEXPOINT SFR SPE 1, LLC

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

Property Address 8233 Wynwood Drive, Pelham, AL
35080

Date of Sale 05/27/2022

Total Purchase Price 325,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2022 09:11:36 AM
\$357.00 JOANN
20220602000221390



The purchase price or actual value *Alvin S. Byrd* this form can be verified in the following documentary evidence: (check one) (Recordation or 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 06/01/2022

Print JENNIFER DURKOS

Unattested

Sign

(Signature)
(verified by)

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1