

20220608000229210
06/08/2022 08:42:08 AM
DEEDS 1/4

Commitment Number: 220295661
Seller's Loan Number: 22AL12887

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
36 2 03 3 005 013.000

SPECIAL/LIMITED WARRANTY DEED

ALFREDECK MILLER and CATHY MILLER, whose mailing address is **108 Cambridge Park Drive, Montevallo, AL 35115**, hereinafter grantors, for \$295,000.00 (Two Hundred Ninety 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 SHELBY COUNTY, ALABAMA, TO-WIT: LOT 13, ACCORDING TO THE AMENDED MAP OF CAMBRIDGE PARK SUBDIVISION AS RECORDED IN MAP BOOK 49, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. PARCEL #: 36 2 03 3 005 013.000

Property Address is: 108 Cambridge Park Drive, Montevallo, AL 35115

Prior instrument reference: **20200528000212510**

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

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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 June 6, 2022:

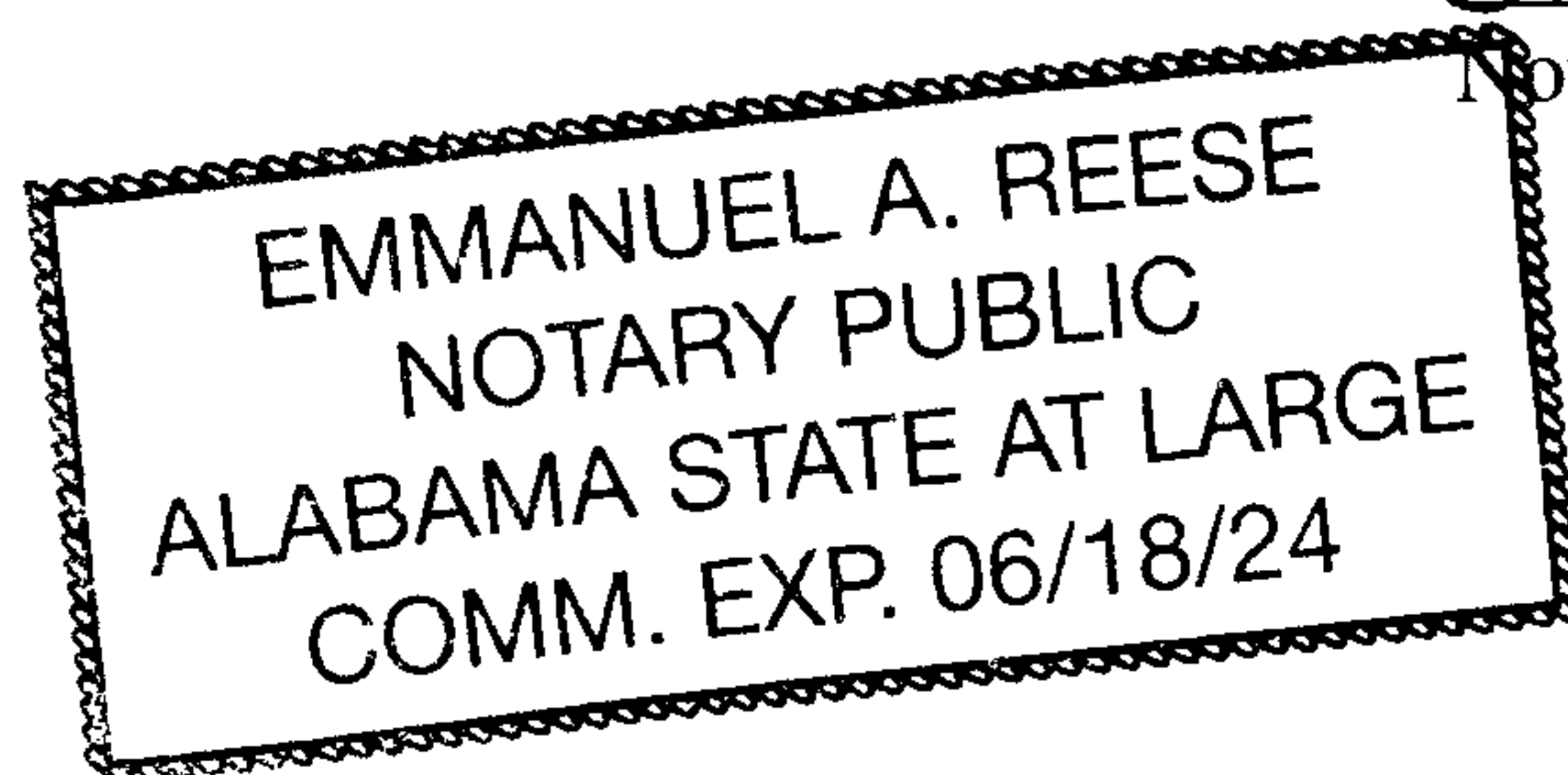
Alfredeck Miller
ALFREDECK MILLER

Cathy Miller
CATHY MILLER

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **ALFREDECK MILLER** and **CATHY MILLER** is 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 6th day of June, 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 ALFREDECK MILLER and
CATHY MILLERMailing Address 108 Cambridge Park Drive,
Montevallo, AL 35115Property Address 108 Cambridge Park Drive,
Montevallo, AL 35115Grantee's Name NEXPOINT SFR SPE 1, LLCMailing Address 8615 Cliff Cameron Drive,
Suite 200, Charlotte, NC 28269Date of Sale 06/06/2022
Total Purchase Price 295,000.00or
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.

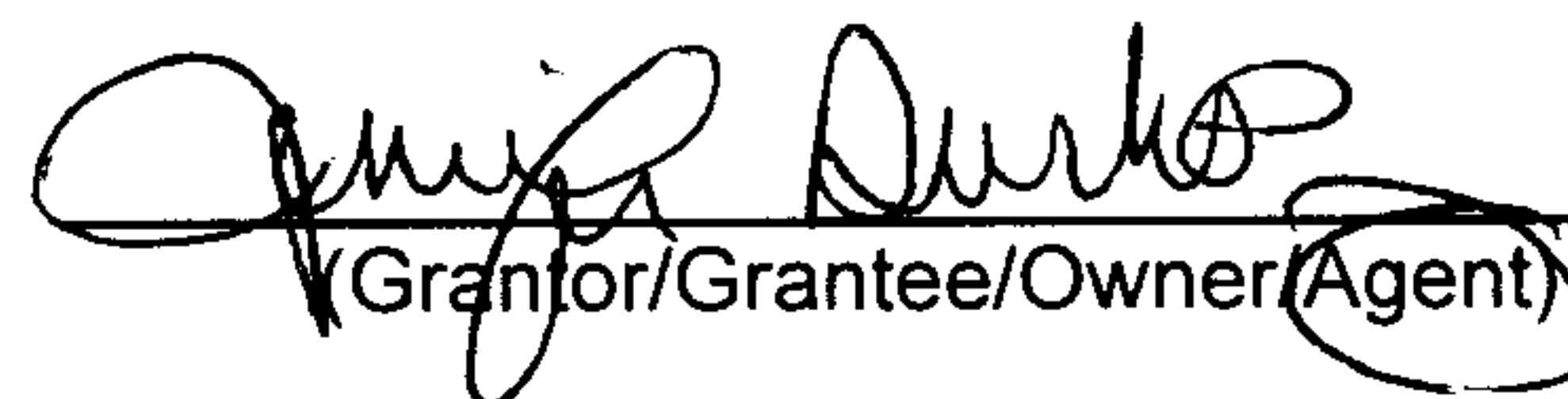
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 06/08/2022Print JENNIFER DURKOS

Unattested


(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle oneFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2022 08:42:08 AM
\$326.00 JOANN
20220608000229210

Allie S. Boyd

Form RT-1