

20220615000239490  
06/15/2022 08:36:44 AM  
DEEDS 1/4

Commitment Number: 220353906  
Seller's Loan Number: 22AL17589

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 8 34 3 004 049.000**

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**GENERAL WARRANTY DEED**

**DAVID W. SAYERS and KELLIE P. SAYERS**, whose mailing address is **312 Stoney Trail, Maylene, AL 35114**, hereinafter grantors, for \$322,000.00 (Three Hundred Twenty Two Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants 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 PROPERTY, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT: LOT 49, ACCORDING TO THE MAP OF PLAT OF STONEY MEADOWS SUBDIVISION, PHASE 1, AS RECORDED IN MAP BOOK 36, PAGE 107, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND ALSO THE AFFIDAVIT OF MICHAEL R. BRIDGES, PLS, FOR STONEY MEADOWS SUBDIVISION, PHASE 1, AS RECORDED MARCH 23, 2006 AS DOCUMENT 20060323000138000, IN SAID PROBATE OFFICE. EXECEPTING THEREFROM ALL INTERESTS IN AND TO ALL OIL, GAS AND OTHER MINERALS, IN ON AND/OR UNDER SAID PROPERTY AND ALL RIGHTS IN CONNECTION THEREWITH WHICH MAY HAVE BEEN GRANTED, RESERVED OR RELEASED TO OTHERS.**

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**Property Address is: 312 Stoney Trail, Maylene, AL 35114**


Prior instrument reference: **20090826000328980**


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 prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, 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.

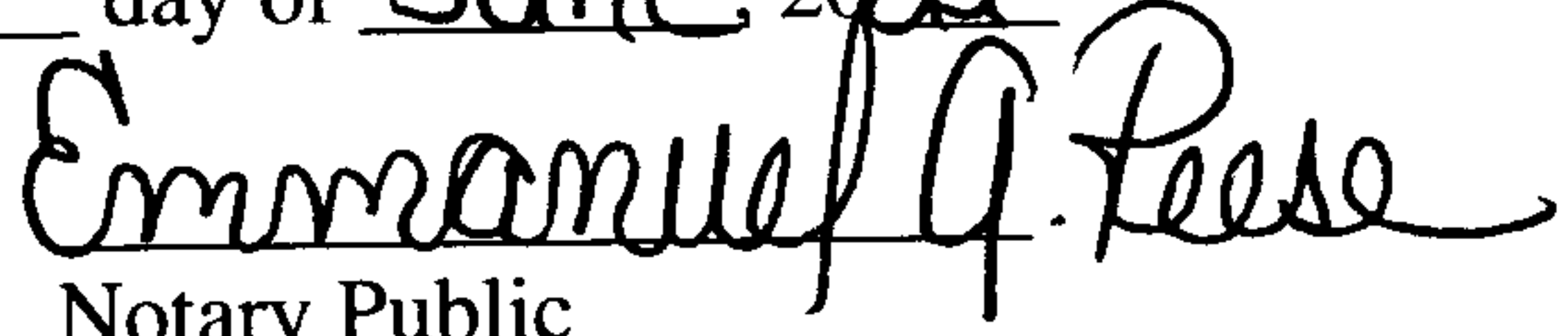
Executed by the undersigned on June 13, 2022:

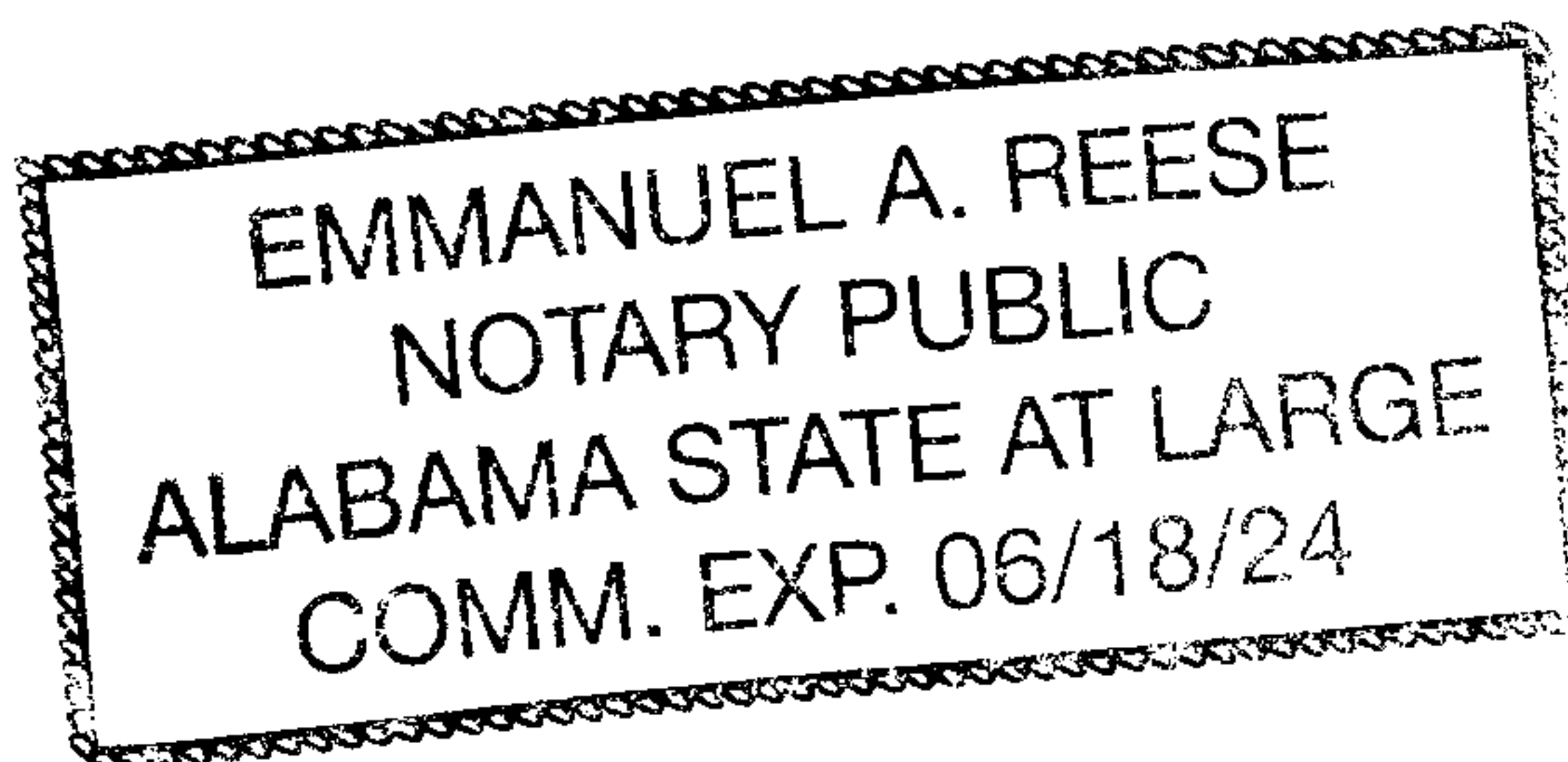
  
DAVID W. SAYERS

  
KELLIE P. SAYERS

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **DAVID W. SAYERS** and **KELLIE P. SAYERS** whose name 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 on the day the same bears date.

Given under my hand an official seal this 13<sup>th</sup> day of June, 2022  
  
Notary Public





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/15/2022 08:36:44 AM  
 \$353.00 PAYGE  
 20220615000239490

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name DAVID W. SAYERS and KELLIE P. SAYERS

Mailing Address 312 Stoney Trail, Maylene, AL 35114

Property Address 312 Stoney Trail, Maylene, AL 35114

Grantee's Name NEXPOINT SFR SPE 1, LLC

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

Date of Sale 06/13/2022  
 Total Purchase Price 322,000.00

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 06/13/2022

Print

David W. Sayers

Unattested

*Michael W. [Signature]*  
 (verified by)

Sign

*[Signature]*  
 ((Grantor/Grantee/Owner/Agent) circle one)