

20220621000247770
06/21/2022 12:57:51 PM
DEEDS 1/4

Commitment Number: 220321944
Seller's Loan Number: 22AL13196

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
08 9 31 2 007 025.000

GENERAL WARRANTY DEED

Erika Mcelduff and Eric Mcelduff, married, as joint tenants with right of survivorship, whose mailing address is **3041 Springfield Circle, Chelsea, AL 35043**, hereinafter grantors, for \$360,000.00 (Three Hundred Sixty 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 7-31, according to the Plat of Chelsea Park 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the nonexclusive easement to use the common areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a residential subdivision executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No, 20061229000634370, (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration"). Commonly known as: 3041

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Springfield Circle Chelsea, AL 35043 Parcel ID: 08 9 31 2 007 025.000

Property Address is: 3041 Springfield Circle, Chelsea, AL 35043

Prior instrument reference: **20190424000134890**

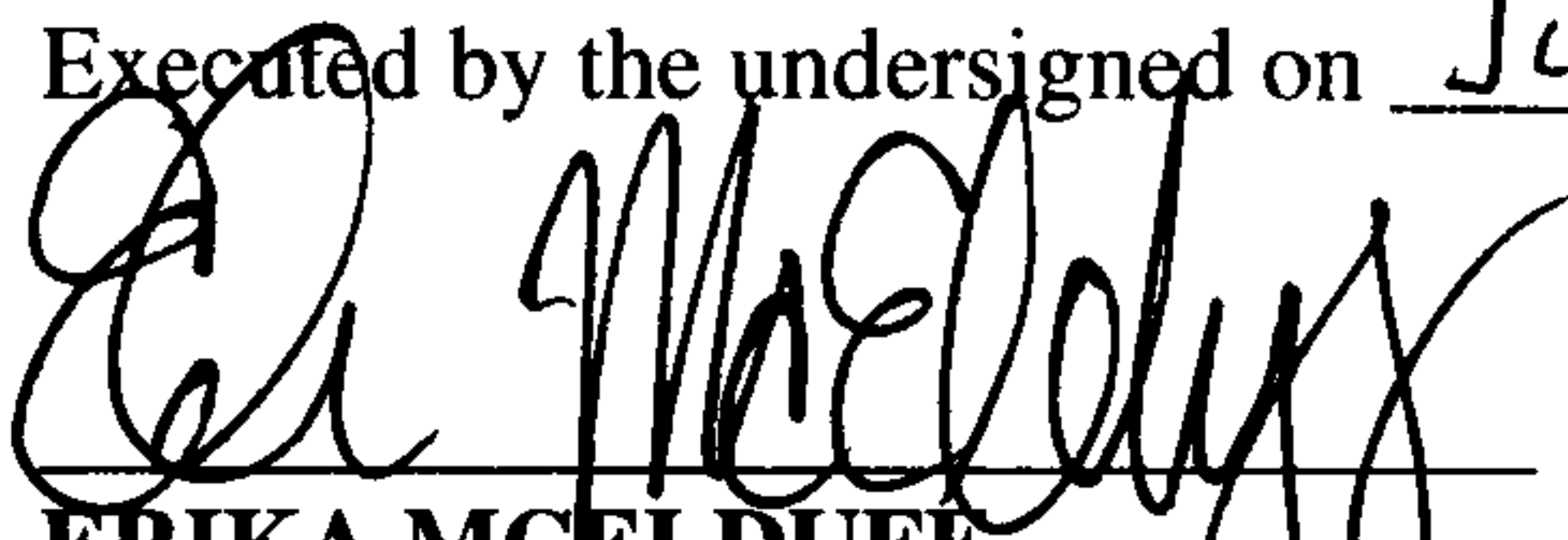
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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 JUNE 14, 2022:



ERIKA MCELDUFF


ERIC MCELDUFF

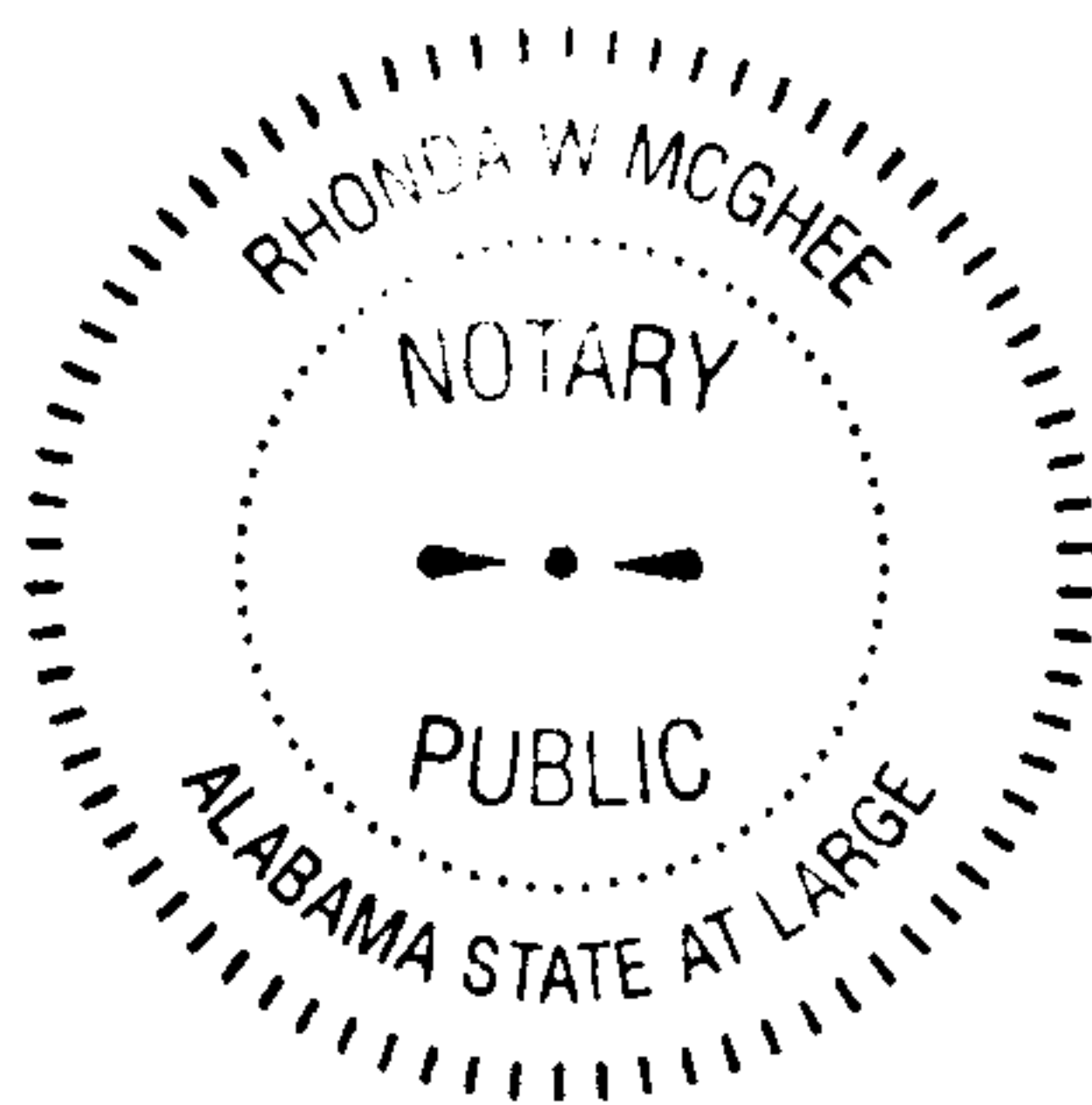
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **ERIKA MCELDUFF** and **ERIC MCELDUFF** 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 14 day of JUNE, 2022


Notary Public

MCE 6/4/2024



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

Grantor's Name ERIKA MCEL DUFF and ERIC MCEL DUFF
 Mailing Address 3041 Springfield Circle, Chelsea, AL 35043

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

Property Address 3041 Springfield Circle, Chelsea, AL 35043

Date of Sale 06/14/2022
 Total Purchase Price 360,000.00
 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 06/17/2022

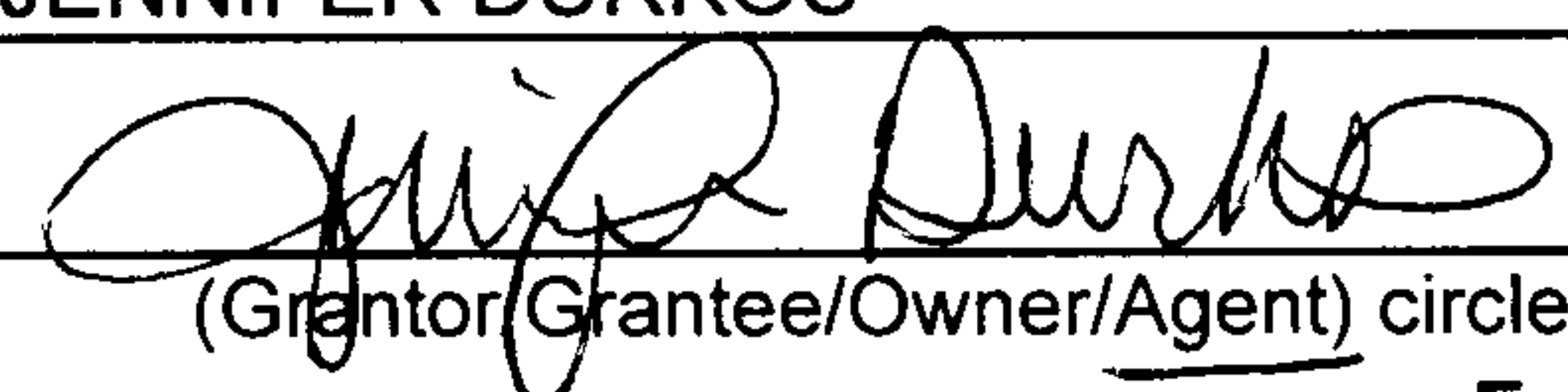
Print JENNIFER DURKOS

Unattested



(verified by)

Sign


 (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
 06/21/2022 12:57:51 PM
 \$391.00 BRITTANI
 20220621000247770

Alvin S. Bayl