

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 **Two Hundred Eighty-Three Thousand And No/100 DOLLARS (\$283,000.00)** 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, **Terry Owens and Chiquita Owens , husband and wife** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **MCH SFR PROPERTY OWNER 4 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 23, ACCORDING TO THE SURVEY OF KINSALE GARDENS 3RD SECTOR, AS RECORDED IN MAP BOOK 41, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 1092 Kerry Drive, Calera, AL 35040
Parcel Identification Number: 28 5 16 2 011 001.000

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 30 day of ^{June}~~July~~, 2022.

Terry Owens
Terry Owens
Chiquita Owens
Chiquita Owens

STATE OF ALABAMA

COUNTY OF SHELBY

I, Dylan Messimer (name), notary public, hereby certify that Terry Owens, 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 30 day of June, A.D. 2022.

I, Dylan Messimer (name), notary public, hereby certify that Chiquita Owens, 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 30 day of June, A.D. 2022.

Dylan Messimer
Notary Public
Witness my hand and official seal.
My Commission Expires: 3/27/2026

DYLAN MESSIMER
Notary Public, Alabama State at Large
My Commission Expires 3/27/2026

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Terry Owens and Chiquita Owens

Grantee's Name: MCH SFR PROPERTY OWNER 4 LLC,
a Delaware Limited Liability CompanyMailing Address: 1092 Kerry Drive
Calera, AL 35040Mailing Address: 14355 Commerce Way
Miami Lakes, FL 33016Property Address: 1092 Kerry Drive
Calera, AL 35040Date of Sale: July 1, 2022
Total Purchase Price: \$283,000.00

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: 6-30-2022Print: Terry Owens Chiquita OwensUnattested [Signature]Sign: Terry Owens Chiquita Owens

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2022 02:30:44 PM
 \$311.00 PAYGE
 20220701000263710

Allen S. Bayl