

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 **Three Hundred Thirty-Two Thousand Five Hundred And No/100 DOLLARS (\$332,500.00)** 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, **Amanda M. Mercer and Maurice A. Mercer, wife and husband** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR L, L.P., a Delaware Limited Partnership** (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 2822 ACCORDING TO THE SURVEY OF A CORRECTIVE MAP OF WEATHERLY HIGHLANDS THE COVE, SECTOR 28, PHASE II AS RECORDED IN MAP BOOK 30, PAGE 92, SHELBY COUNTY, ALABAMA RECORDS.

APN/Parcel ID: 14 9 32 2 003 005.000

Also known by street and number as: 174 Cove Lane, Pelham, AL 35124

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 1st day of July, 2022.

Amanda M. Mercer
Amanda M. Mercer

Maurice A. Mercer
Maurice A. Mercer

The State of Alabama

Shelby County

I, Samara Johnson (name), notary public, hereby certify that Amanda M. Mercer, 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, she executed the same voluntarily on the day the same bears date. Given under my hand this 1st day of July, A.D. 2022.

I, Samara Johnson (name), notary public, hereby certify that Maurice A. Mercer, 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 1st day of July, A.D. 2022.

Samara Johnson

Notary Public

Witness my hand and official seal.

My Commission Expires: 02/17/2025

SAMARA JOHNSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 02/17/25

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Amanda M. Mercer and Maurice A. Mercer
Mailing Address: 174 Cove Lane
Pelham, AL 35124

Grantee's Name: FKH SFR L, L.P., a Delaware Limited Partnership
Mailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067

Property Address: 174 Cove Lane
Pelham, AL 35124

Date of Sale: July 6, 2022
Total Purchase Price: \$332,500.00

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
☒ 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.

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: 7/1/22

Print: Amanda M. Mercer / Maurice A. Mercer

Unattested Samarah Johnson
(verified by)

Sign: Amanda M. Mercer / Maurice A. Mercer
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2022 03:21:59 PM
\$360.50 BRITTANI
20220706000268490

Allen S. Boyd