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DEEDS 1/3

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 Fifty-Eight Thousand And No/100 DOLLARS (\$358,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **4032 Bent River Series of Burdtopia, LLC, an Alabama Limited Liability Company** (herein referred to as GRANTOR), 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 9, ACCORDING TO THE SURVEY OF BENT RIVER COMMONS, 1ST SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 4032 Bent River Lane, Birmingham, AL 35216
Parcel Identification Number: 10 4 17 0 005 009.000

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 GRANTOR do covenant with the said GRANTEE, its heirs and assigns, that it are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR 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 5TH day of July, 2022.

4032 Bent River Series of Burdtopia, LLC, an
Alabama Limited Liability Company

BY: [Signature]
John Burdett
Authorized Agent

The State of Alabama

Shelby County

I, Shataura Lewis (name), notary public, hereby certify that John Burdett, authorized agent of 4032 Bent River Series of Burdtopia, LLC an Alabama limited liability company, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 5TH day of July, A.D. 2022.

[Signature]

Notary Public

Witness my hand and official seal.

My Commission Expires: 6-18-25

SHATAURA LEWIS
Notary Public
Alabama State at Large

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: 4032 Bent River Series of Burdtopia, LLC, an Alabama Limited Liability Company
Mailing Address: 2584 Inverness Point Dr
Birmingham, AL 35242
Property Address: 4032 Bent River Lane
Birmingham, AL 35216

Grantee's Name: FKH SFR L, L.P., a Delaware Limited Partnership
Mailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067
Date of Sale: July 8, 2022

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.

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: 7/5/2022

Unattested
(verified by)

Print: John Brown
Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2022 02:26:12 PM
\$386.00 CHARITY
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Allen S. Bayl