

20220713000275430
07/13/2022 08:11:05 AM
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 **Two Hundred Eighty-Four Thousand Five Hundred And No/100 DOLLARS (\$284,500.00)** 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, **Dana J. Patterson and Lee R. Patterson, 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 13, ACCORDING TO THE SURVEY OF SHELBY FOREST ESTATES, 1ST SECTOR, PHASE II, AS RECORDED IN MAP BOOK 24, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Also known by street and number as: 318 Shelby Forest Drive, Chelsea, AL 35043
Parcel Identification Number: 15 4 17 0 000 005.082

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 7 day of July, 2022.

Dana J. Patterson
Dana J. Patterson

Lee R. Patterson
Lee R. Patterson

The State of Alabama

Shelby County

I, Walter E Thomas (name), notary public, hereby certify that Dana J. Patterson, 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 7th day of July, A.D. 2022.

Walter E Thomas

Notary Public

Witness my hand and official seal.

My Commission Expires:

My Commission Expires 5/28/24



The State of Alabama

Shelby County

I, Walter E Thomas (name), notary public, hereby certify that Lee R. Patterson, 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 7th day of July, A.D. 2022.

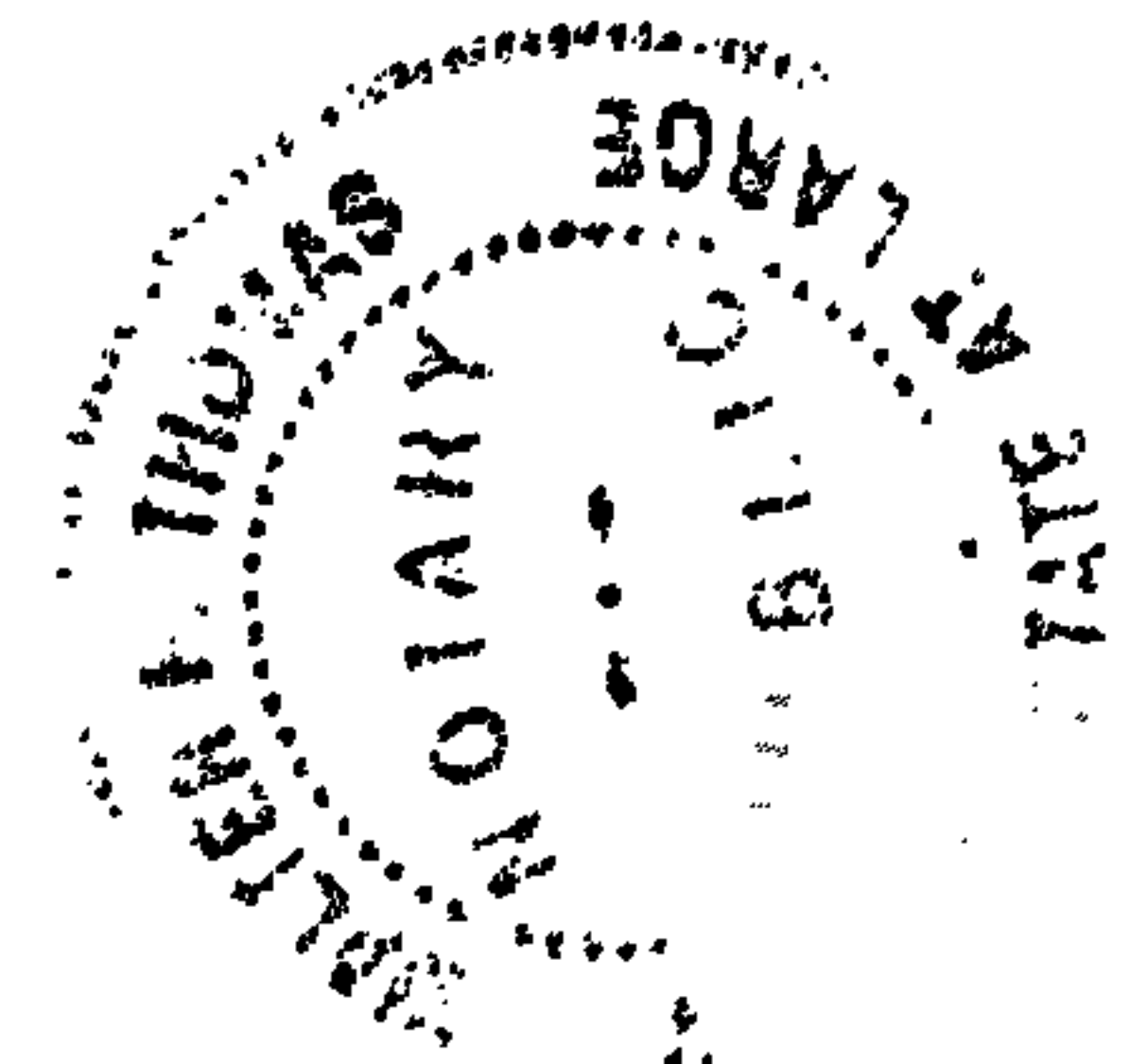
Walter E Thomas

Notary Public

Witness my hand and official seal.

My Commission Expires:

My Commission Expires 5/28/24



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	Dana J. Patterson and Lee R. Patterson	Grantee's Name:	FKH SFR L, L.P., a Delaware Limited Partnership
Mailing Address:	385 Deer Ridge Ln Chelsea, AL 35043	Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Property Address:	318 Shelby Forest Drive Chelsea, AL 35043	Date of Sale:	July 12, 2022
		Total Purchase Price:	\$284,500.00

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	☐ 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: 7/12/22

 Unattested _____
 (verified by)

Print: Dana J. Patterson
Lee R. Patterson Lee R. Patterson
 Sign: Dana J. Patterson
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/13/2022 08:11:05 AM
 \$312.50 BRITTANI
 20220713000275430

Allen S. Bayl